

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Jovita-Algona-Pacific / 55

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 670

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$56,900	\$147,800	\$204,700	\$213,600	95.8%	7.54%
2003 Value	\$59,200	\$153,200	\$212,400	\$213,600	99.4%	7.16%
Change	+\$2,300	+\$5,400	+\$7,700		+3.6%	-0.38%
% Change	+4.0%	+3.7%	+3.8%		+3.8%	-5.10%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.38% and -5.10% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different than the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$60,100	\$128,700	\$188,800
2003 Value	\$62,500	\$135,400	\$197,900
Percent Change	+4.0%	+5.2%	+4.8%

Number of improved Parcels in the Population: 5660

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the new plats of Bent Tree, Cedar Heights Estates, Dorrie Lane, and The Meadow Glen, and grade 6 houses were assessed at a higher level than other properties and required a smaller upward adjustment (or in the case of Bent Tree and Dorrie Lane a downward adjustment).

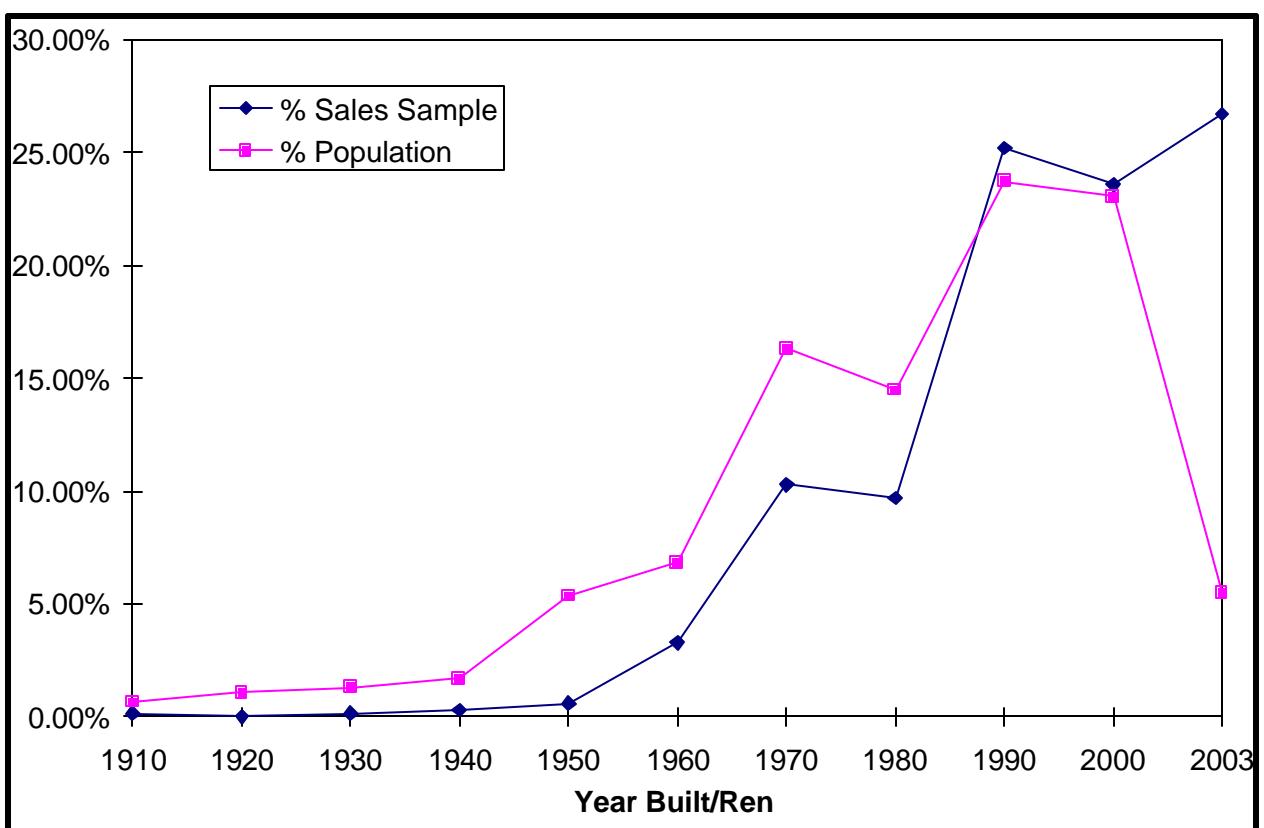
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.15%
1920	0	0.00%
1930	1	0.15%
1940	2	0.30%
1950	4	0.60%
1960	22	3.28%
1970	69	10.30%
1980	65	9.70%
1990	169	25.22%
2000	158	23.58%
2003	179	26.72%
	670	

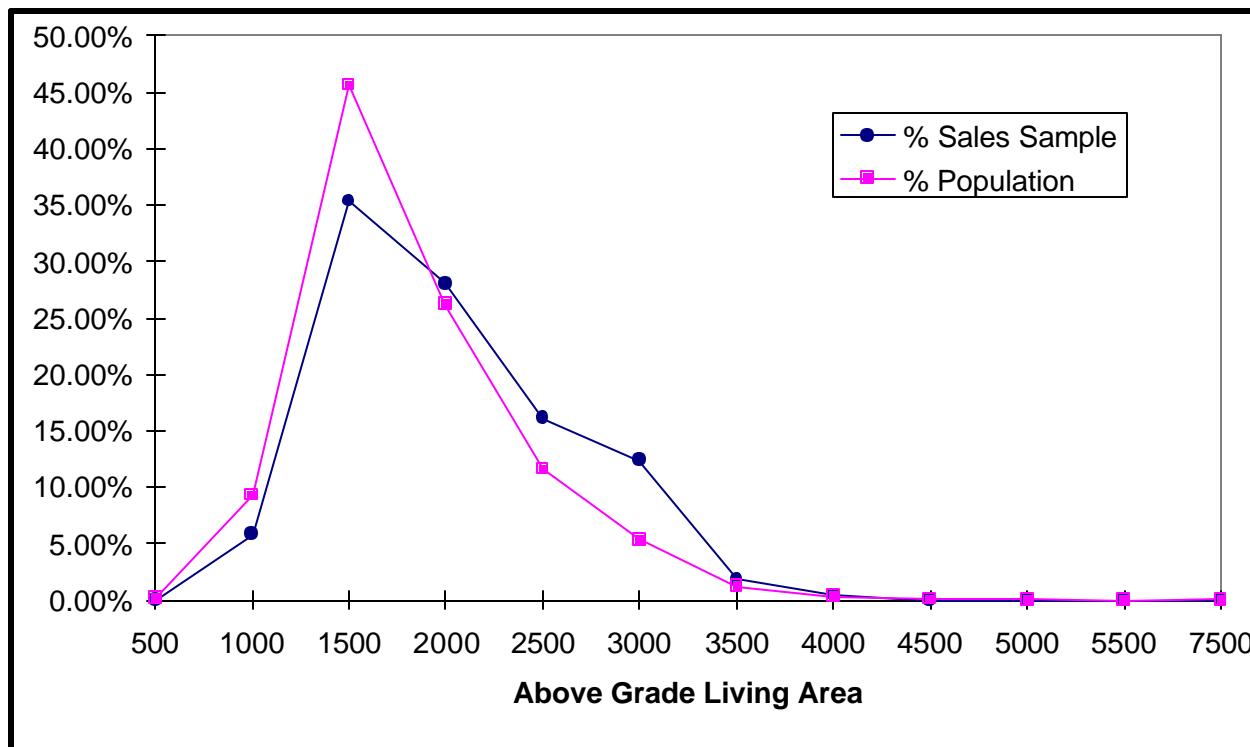
Population		
Year Built/Ren	Frequency	% Population
1910	37	0.65%
1920	60	1.06%
1930	74	1.31%
1940	96	1.70%
1950	303	5.35%
1960	387	6.84%
1970	924	16.33%
1980	819	14.47%
1990	1344	23.75%
2000	1305	23.06%
2003	311	5.49%
	5660	



Sales of new homes built in the last 3 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

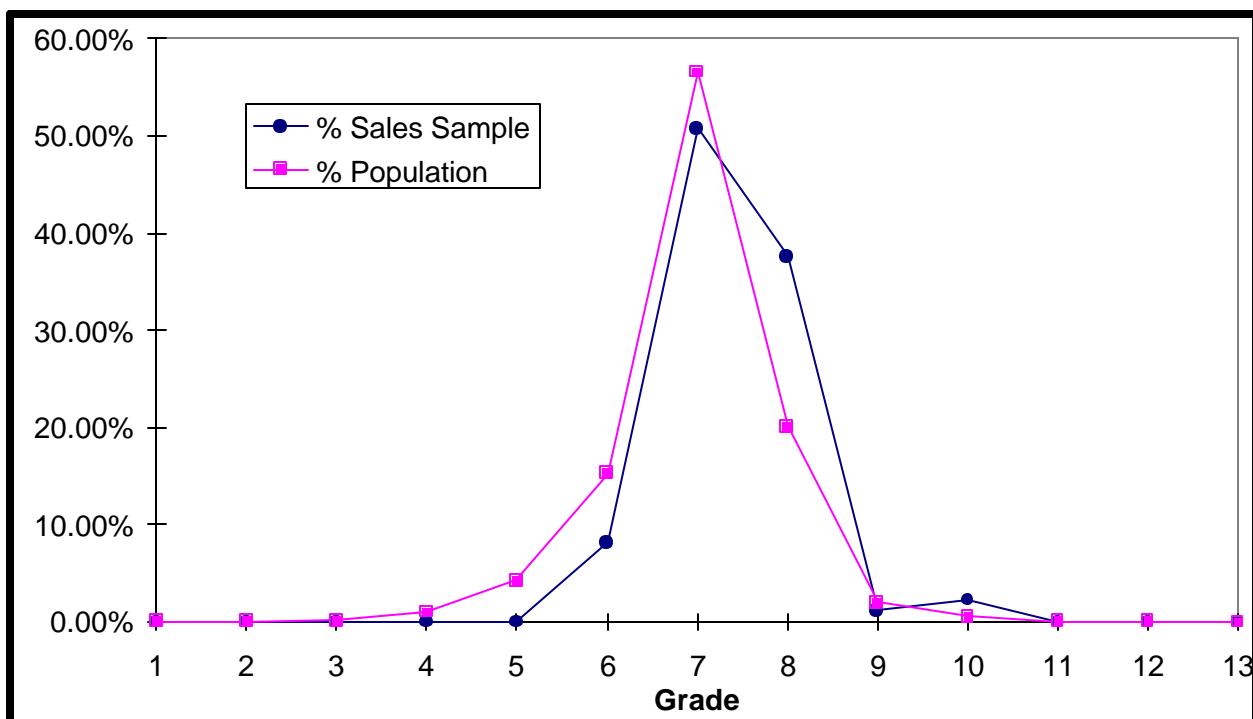
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	9	0.16%
1000	39	5.82%	1000	528	9.33%
1500	237	35.37%	1500	2584	45.65%
2000	188	28.06%	2000	1485	26.24%
2500	108	16.12%	2500	656	11.59%
3000	83	12.39%	3000	303	5.35%
3500	12	1.79%	3500	67	1.18%
4000	3	0.45%	4000	20	0.35%
4500	0	0.00%	4500	6	0.11%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	670			5660	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

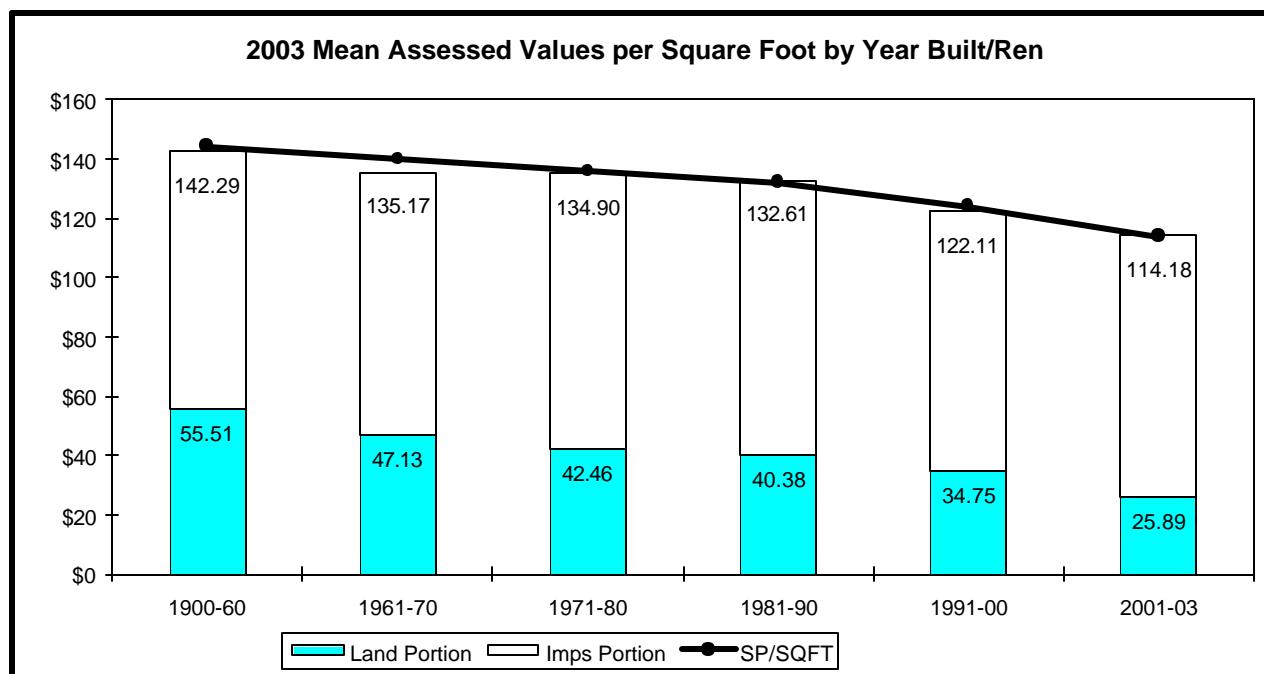
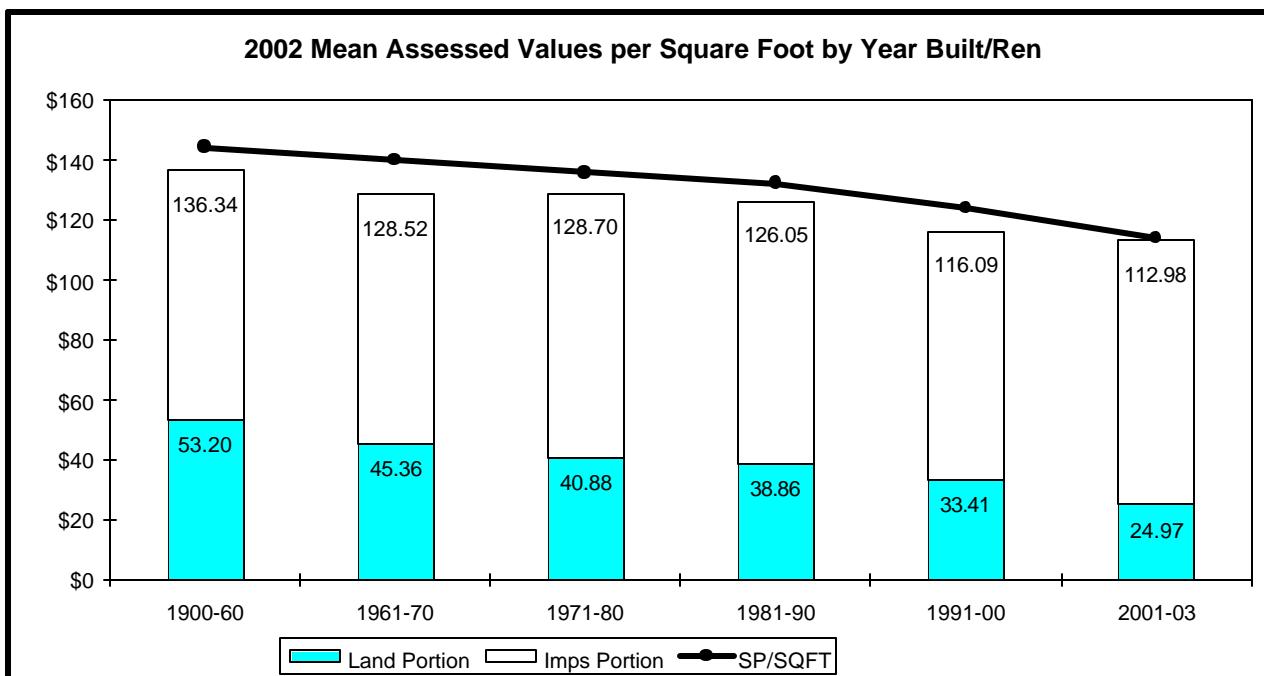
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	6	0.11%
4	0	0.00%	4	58	1.02%
5	0	0.00%	5	241	4.26%
6	55	8.21%	6	867	15.32%
7	340	50.75%	7	3202	56.57%
8	252	37.61%	8	1139	20.12%
9	8	1.19%	9	112	1.98%
10	15	2.24%	10	30	0.53%
11	0	0.00%	11	2	0.04%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
	670			5660	



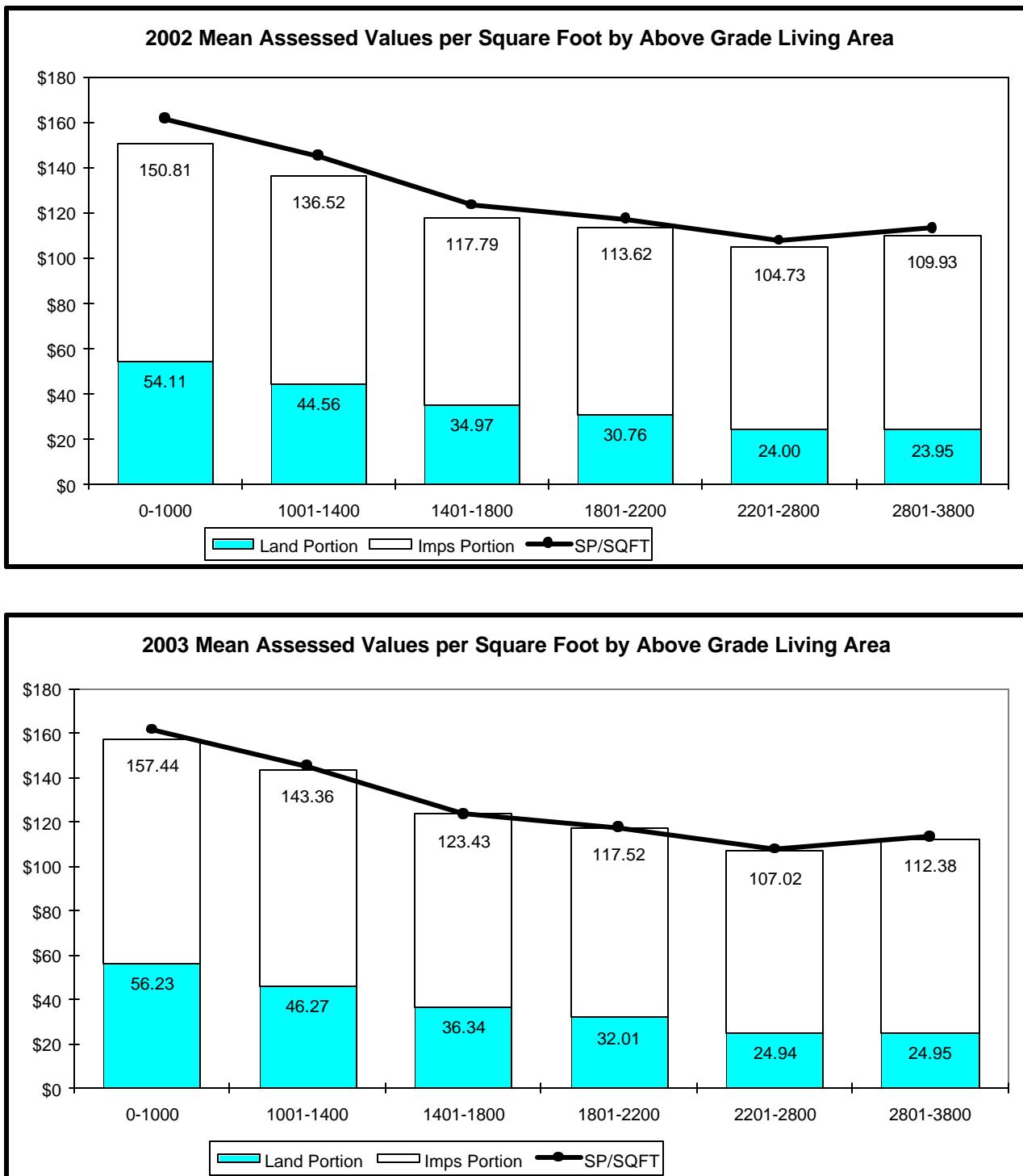
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



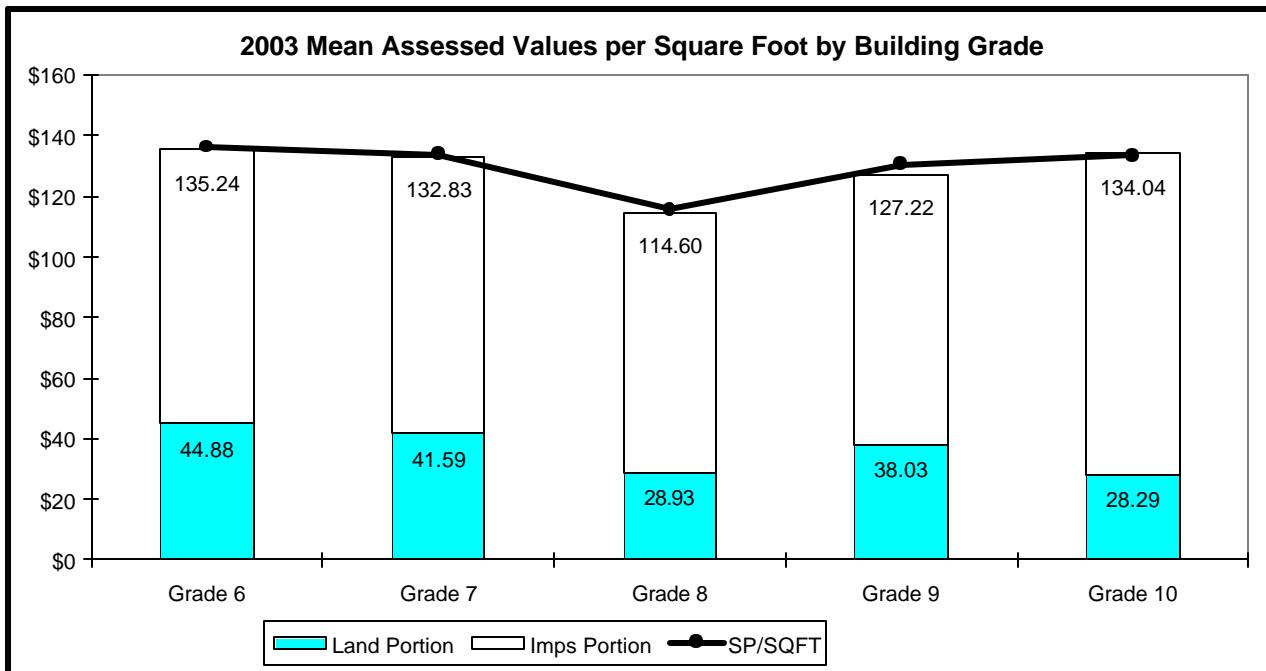
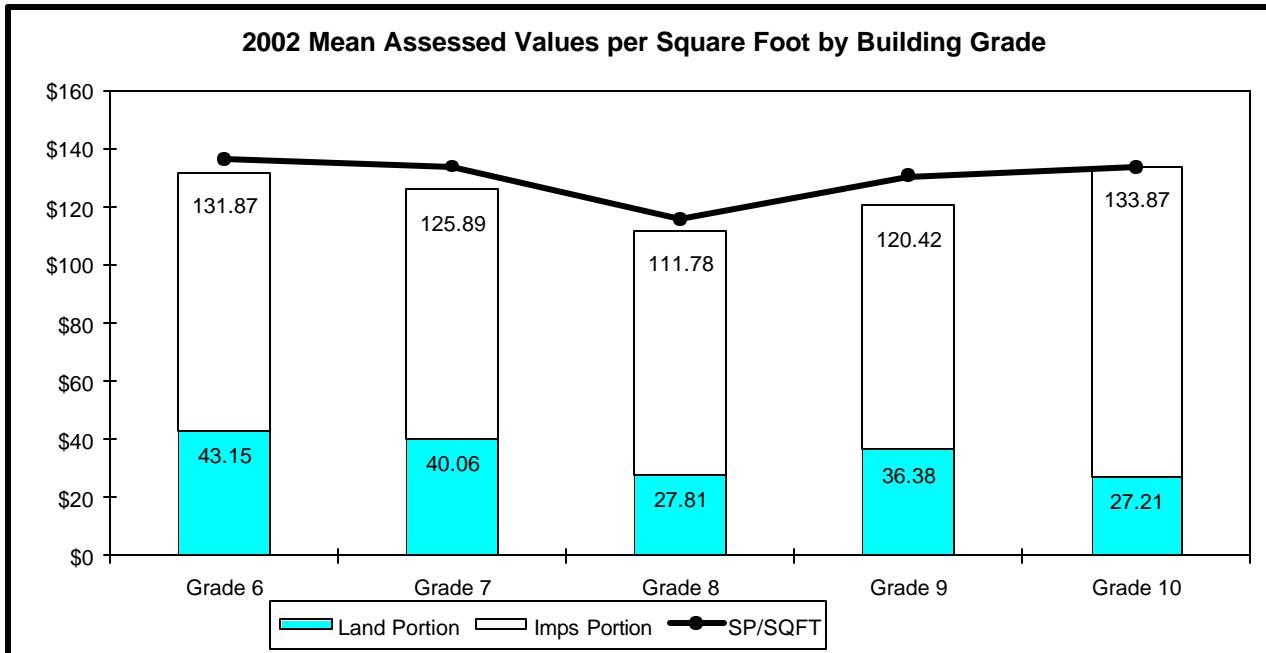
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 39 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.0% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 670 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the new plats of Bent Tree, Cedar Heights Estates, Dorrie Lane, and The Meadow Glen, and grade 6 houses were assessed at a higher level than other properties and required a smaller upward adjustment (or in the case of Bent Tree a downward adjustment).

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / (.946147 + 0.108153 if in Major 074400 + 0.03976382 if in Major 144510 + 0.05621927 if in Major 208570 + 0.04165785 if in Major 541210 + -0.0628528 if in Major 111630 + 0.02589846 if Grade 6)

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.037)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, there is no change to the improvement portion of the value. (2003 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, the overall basic adjustment indicated by the sales sample will be applied.

Mobile Home Update

There were 44 useable mobile home sales for analysis. The overall average adjustment for the improvement portion as indicated by the sales sample of improved properties was found to be appropriate for mobile homes as well. The resulting total value is calculated as follows:

2003 Total Value = 2003 Land Value + Previous Improvement Value * 1.037, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 55 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.69%

Plat074400 Bent

Tree	Yes
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% Adjustment	-10.84%
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Plat144510

Cedar Heights	Yes
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% Adjustment	-4.26%
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Plat208570

Grade6	Yes
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% Adjustment	-5.93%
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Plat541210

The Meadow	Yes
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Glen	
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% Adjustment	-4.46%
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Plat111630

Brittany Court	Yes
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% Adjustment	7.52%
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Grade6	Yes
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% Adjustment	-2.82%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 6 parcel would *approximately* receive a 2.87% upward adjustment (5.69% + -2.82%).

There are no multiple-variable adjustments.

81% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 55 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
074400	Bent Tree	12	20	60%	SW-36-21-4	19	8	2002	3 rd Av and Butte Av
144510	Cedar Heights Estates	37	38	97%	SW-28-21-4	15	8	2001 - 2002	Enchanted Pkwy S & Military Rd S
208570	Dorrie Lane	14	16	87.5%	SW-11-21-4	15	10	2000 - 2002	15 th St NW & 51 st Av S
541210	The Meadow Glen	96	115	83%	SW-34-21-4	16	8	2000 - 2002	Military Rd S & S 380 th St
111630*	Brittany Court	7	32	22%	SW-34-21-4	18	7 - 8	1992-1996	Enchanted Pkwy S

*A 1967-built house and a 1974-built house are excluded from this plat variable.

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	55	0.970	0.995	2.6%	0.976	1.015
7	340	0.944	0.996	5.5%	0.988	1.005
8	252	0.968	0.992	2.4%	0.984	0.999
9	8	0.923	0.976	5.6%	0.903	1.049
10	15	1.004	1.006	0.2%	0.979	1.034
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1960	30	0.950	0.992	4.4%	0.963	1.021
1961-1970	69	0.922	0.970	5.2%	0.945	0.995
1971-1980	65	0.951	0.998	4.9%	0.977	1.019
1981-1990	169	0.954	1.004	5.3%	0.994	1.015
1991-2000	158	0.935	0.983	5.2%	0.973	0.994
>2000	179	0.991	1.001	1.0%	0.993	1.008
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	611	0.958	0.993	3.7%	0.988	0.999
Good	57	0.962	1.006	4.5%	0.983	1.029
Very Good	2	0.944	0.995	5.5%	0.882	1.109
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	314	0.942	0.987	4.8%	0.978	0.996
1.5	14	0.970	1.019	5.1%	0.958	1.080
2	342	0.969	0.999	3.0%	0.992	1.005

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1-1000	39	0.934	0.975	4.4%	0.949	1.001
1001-1400	181	0.942	0.989	5.0%	0.977	1.001
1401-1800	180	0.954	0.999	4.8%	0.989	1.010
1801-2200	111	0.969	1.002	3.4%	0.989	1.015
2201-2800	133	0.971	0.992	2.2%	0.983	1.001
2800-3800	26	0.969	0.991	2.2%	0.959	1.023
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	646	0.959	0.995	3.7%	0.989	1.000
Y	24	0.938	0.989	5.4%	0.944	1.033
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	653	0.959	0.995	3.7%	0.989	1.000
Y	17	0.935	0.985	5.4%	0.932	1.038
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
15	241	0.954	0.992	4.0%	0.983	1.002
16	182	0.969	0.996	2.7%	0.985	1.006
17	47	0.958	0.999	4.3%	0.976	1.022
18	97	0.933	0.988	5.9%	0.975	1.002
19	103	0.974	1.001	2.8%	0.988	1.014
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3000-8000	234	0.969	0.998	3.0%	0.991	1.005
8001-12000	300	0.956	0.992	3.8%	0.983	1.001
12001-20000	87	0.938	0.986	5.1%	0.968	1.003
20001-43559	36	0.947	0.995	5.1%	0.962	1.029
1AC-5AC	13	0.965	1.012	4.9%	0.956	1.069

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

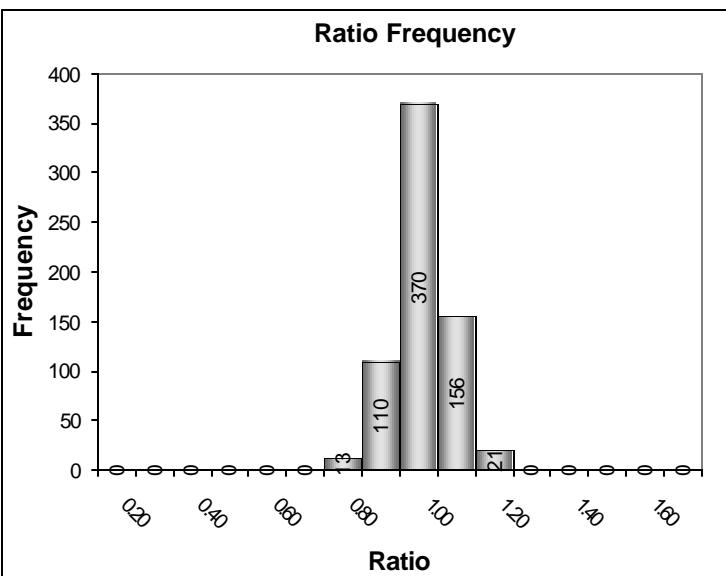
It is difficult to draw valid conclusions when the sales count is low.

Plat074400	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	654	0.956	0.994	4.0%	0.989	1.000
Y	16	1.051	0.993	-5.5%	0.964	1.022
Plat144510	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	633	0.956	0.994	3.9%	0.988	1.000
Y	37	0.984	0.996	1.2%	0.984	1.009
Plat208570	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	656	0.957	0.994	3.9%	0.989	1.000
Y	14	1.000	0.997	-0.3%	0.974	1.020
Plat541210	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	574	0.952	0.994	4.4%	0.988	1.000
Y	96	0.986	0.997	1.1%	0.987	1.006
Plat111630	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	663	0.959	0.994	3.7%	0.989	1.000
Y	7	0.883	0.997	12.9%	0.963	1.032

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SW Crew / Team - 1	Lien Date: 01/01/2002	Date of Report: 5/14/2003	Sales Dates: 1/2001 - 12/2002
Area 55 Jovita/Algona/Pacific	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	670		
Mean Assessed Value	204,700		
Mean Sales Price	213,600		
Standard Deviation AV	56,135		
Standard Deviation SP	57,497		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.960		
Median Ratio	0.957		
Weighted Mean Ratio	0.958		
UNIFORMITY			
Lowest ratio	0.701		
Highest ratio:	1.187		
Coefficient of Dispersion	5.88%		
Standard Deviation	0.072		
Coefficient of Variation	7.54%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.953		
<i>Upper limit</i>	0.965		
95% Confidence: Mean			
<i>Lower limit</i>	0.954		
<i>Upper limit</i>	0.965		
SAMPLE SIZE EVALUATION			
N (population size)	5660		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.072		
Recommended minimum:	8		
Actual sample size:	670		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	346		
# ratios above mean:	324		
<i>Z:</i>	0.850		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



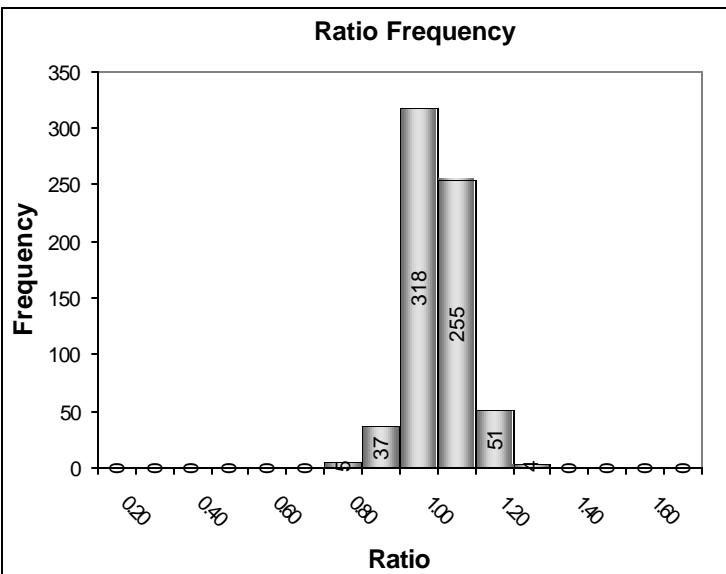
COMMENTS:

1 to 3 Unit Residences throughout area 55

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SW Crew / Team - 1	Lien Date: 01/01/2003	Date of Report: 5/14/2003	Sales Dates: 1/2001 - 12/2002
Area 55 Jovita/Algona/Pacific	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	670		
Mean Assessed Value	212,400		
Mean Sales Price	213,600		
Standard Deviation AV	56,284		
Standard Deviation SP	57,497		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.992		
Weighted Mean Ratio	0.994		
UNIFORMITY			
Lowest ratio	0.739		
Highest ratio:	1.252		
Coefficient of Dispersion	5.45%		
Standard Deviation	0.071		
Coefficient of Variation	7.16%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.000		
95% Confidence: Mean			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	5660		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.071		
Recommended minimum:	8		
Actual sample size:	670		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	352		
# ratios above mean:	318		
<i>Z:</i>	1.314		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 55

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	234550	0200	11/30/01	138950	810	0	6	1981	3	8772	N	N	2100 S 362ND CT
15	234550	0320	7/6/01	135950	810	0	6	1981	3	7582	N	N	36216 20TH PL S
15	234550	0120	3/22/01	175000	920	480	6	1981	3	7218	N	N	36226 21ST PL S
15	234550	0230	10/23/01	172000	920	480	6	1981	3	7391	N	N	2111 S 362ND CT
15	234550	0350	3/27/01	153000	940	460	6	1981	3	12180	N	N	36207 20TH PL S
15	234550	0020	5/16/01	139900	1040	0	6	1983	3	9597	N	N	2025 S 363RD PL
15	234550	0280	12/16/02	132500	1060	0	6	1981	3	7218	N	N	36240 20TH PL S
15	282104	9054	12/26/02	330000	1070	0	6	1937	3	139827	Y	Y	35316 28TH AV S
15	273000	0290	6/25/02	172000	1570	0	6	1961	4	11775	N	N	4843 S 349TH ST
15	404570	0603	8/19/02	184950	1620	0	6	1954	4	43124	N	N	35625 34TH PL S
15	614360	0525	10/15/01	225000	1730	0	6	1997	3	25000	N	N	33030 38TH AV S
15	513100	0430	7/18/01	142950	850	0	7	1983	3	8467	N	N	36324 25TH PL S
15	273080	0180	11/16/01	145000	880	0	7	1962	3	9600	N	N	34031 44TH AV S
15	273080	0240	5/30/02	153500	880	0	7	1963	3	9581	N	N	4236 S 340TH PL
15	403100	0180	8/28/02	143000	920	0	7	1962	3	10820	N	N	3920 S 340TH ST
15	769600	0050	6/18/02	180000	920	420	7	1967	3	9592	N	N	31843 47TH AV S
15	375160	2846	10/30/02	154000	940	0	7	1979	3	10400	N	N	35526 42ND AV S
15	403110	0590	2/12/02	148000	960	800	7	1962	3	9773	N	N	35122 45TH AV S
15	513100	0290	7/12/02	150000	980	0	7	1983	3	7940	N	N	36201 26TH AV S
15	946220	0010	37581	170000	1000	0	7	1968	3	9300	N	N	4307 S 342ND ST
15	226800	0030	4/11/02	155400	1010	0	7	1968	4	10650	N	N	2618 S 365TH PL
15	226800	0130	10/24/02	150000	1010	0	7	1968	3	10425	N	N	2540 S 364TH PL
15	226800	0460	2/26/01	163000	1010	0	7	1968	3	10425	N	N	2533 S 365TH PL
15	236800	0095	12/21/01	172950	1020	970	7	1961	3	9694	N	N	32117 39TH AV S
15	404570	0125	6/20/01	289900	1040	1040	7	1958	3	19960	N	Y	35037 37TH AV S
15	375160	2875	2/19/02	197450	1060	580	7	2001	3	17335	N	N	35621 42ND PL S
15	404570	0528	7/25/01	139900	1060	0	7	1963	3	9200	N	N	3926 S 352ND ST
15	432230	0420	6/24/02	162000	1060	1060	7	1966	3	10000	N	N	35753 26TH AV S
15	219160	0470	10/9/02	155950	1070	0	7	1984	3	9000	N	N	35123 27TH AV S
15	375160	2871	8/10/01	226588	1070	750	7	2001	3	17350	N	N	35625 42ND PL S
15	614360	0030	4/17/01	234950	1070	0	7	1939	5	10960	Y	Y	32821 38TH AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	403100	0440	6/27/01	147000	1080	0	7	1962	3	9878	N	N	3915 S 340TH ST
15	513100	0220	4/5/01	164000	1080	400	7	1986	3	7669	N	N	2506 S 361ST ST
15	226800	0100	1/23/01	152400	1090	0	7	1968	3	12152	N	N	36403 26TH PL S
15	226800	0300	10/12/01	176500	1090	580	7	1968	3	10425	N	N	2523 S 364TH PL
15	432230	0360	10/25/02	157500	1090	0	7	1961	3	14608	N	N	35764 26TH AV S
15	513100	0180	9/6/01	174900	1090	0	7	1982	3	8183	N	N	36011 24TH CT S
15	415800	0020	8/6/01	188000	1120	420	7	1971	3	15120	N	N	36431 32ND AV S
15	926280	0041	37278	225000	1120	0	7	1967	3	26520	N	N	31648 51ST AV S
15	403100	0530	10/2/02	170000	1130	0	7	1962	3	9812	N	N	34206 39TH AV S
15	051050	0030	10/19/01	189450	1140	550	7	1969	3	12750	N	N	32638 56TH AV S
15	608500	0080	12/19/02	156000	1140	0	7	1967	3	13080	N	N	5656 S 324TH PL
15	608500	0090	10/24/02	159950	1140	0	7	1967	4	12430	N	N	5652 S 324TH PL
15	790540	0040	4/19/02	159950	1140	0	7	1968	3	9800	N	N	5129 S 329TH PL
15	286810	0040	6/4/02	135000	1150	0	7	1960	3	12200	N	N	5108 S 331ST ST
15	403110	0680	6/26/02	175000	1150	0	7	1962	3	9559	N	N	34914 45TH AV S
15	513100	0730	11/18/02	172000	1150	0	7	1985	3	7236	N	N	36214 25TH PL S
15	201920	0130	3/22/02	187950	1160	300	7	1985	3	7203	N	N	2615 S 367TH PL
15	403100	0110	5/22/01	149000	1170	0	7	1962	3	11868	N	N	4003 S 340TH ST
15	201920	0160	8/7/01	180000	1190	300	7	1985	3	8004	N	N	36636 27TH AV S
15	386145	0420	7/18/01	203000	1190	730	7	1988	3	6600	N	N	2603 S 355TH PL
15	242260	0060	5/23/01	163000	1200	0	7	1961	3	17465	N	N	3822 S 344TH ST
15	375060	7100	6/24/02	170000	1200	0	7	1978	3	12650	N	N	37504 34TH AV S
15	512880	0180	8/29/01	168000	1200	360	7	1991	3	7202	N	N	36126 22ND PL S
15	403120	0150	8/14/01	155000	1210	0	7	1967	3	10303	N	N	35014 42ND AV S
15	404570	0395	8/24/01	166275	1210	0	7	1960	4	20000	Y	N	35414 34TH AV S
15	236810	0040	8/8/02	264000	1220	880	7	1966	3	11850	N	N	32217 39TH AV S
15	375160	4055	3/27/01	216000	1220	520	7	1957	4	60984	N	N	35815 MILITARY RD S
15	404570	0591	10/26/01	159500	1240	0	7	1955	4	20000	N	N	3434 S 356TH ST
15	386144	0120	9/26/02	174750	1250	0	7	1988	3	9182	N	N	2324 S 359TH ST
15	513100	0060	12/12/01	175000	1250	280	7	1983	3	7236	N	N	36235 24TH PL S
15	513100	0630	10/16/02	182500	1250	280	7	1983	3	7652	N	N	36117 25TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	386145	0440	7/23/01	168000	1260	0	7	1989	3	6600	N	N	2615 S 355TH PL
15	926280	0183	37005	145500	1260	0	7	1962	4	11550	N	N	32449 46TH PL S
15	512880	0240	5/8/01	200000	1280	960	7	1988	3	7200	N	N	36115 23RD PL S
15	513100	0580	5/23/02	189950	1280	350	7	1985	3	7203	N	N	36126 24TH PL S
15	010340	0080	5/30/02	172500	1290	0	7	1989	3	7360	N	N	2630 S 353RD ST
15	513100	0490	6/24/01	167950	1290	0	7	1985	3	7108	N	N	2505 S 363RD ST
15	236810	0060	9/25/01	170000	1300	0	7	1992	3	11850	N	N	32233 39TH AV S
15	282104	9192	3/25/02	192000	1300	520	7	1978	3	10454	N	N	36029 32ND AV S
15	375160	4079	6/12/02	228000	1300	620	7	1964	3	21750	N	N	4406 S 360TH ST
15	415800	0005	6/19/01	199500	1300	960	7	1972	3	15480	N	N	36405 32ND AV S
15	152104	9110	7/26/02	147000	1310	0	7	1962	3	12196	N	N	32453 MILITARY RD S
15	282104	9139	11/11/02	164000	1310	0	7	1962	3	15246	N	N	36310 28TH AV S
15	282410	0060	1/11/02	178500	1310	240	7	1977	3	10000	N	N	4207 S 324TH PL
15	010050	0190	8/22/01	169000	1320	0	7	1994	3	7930	N	N	2501 S 354TH ST
15	242200	0005	6/6/01	182000	1320	0	7	1988	3	15000	N	N	3711 S 344TH ST
15	513100	0420	8/29/02	174000	1320	0	7	1983	3	7398	N	N	36320 25TH PL S
15	176155	0020	5/24/01	170000	1330	0	7	1990	3	9600	N	N	2731 S 353RD PL
15	219060	0005	4/24/01	230000	1330	1300	7	1980	3	12000	N	N	34805 29TH AV S
15	386145	0340	3/26/01	159000	1330	0	7	1989	3	7200	N	N	35434 26TH AV S
15	386145	0340	4/2/02	182000	1330	0	7	1989	3	7200	N	N	35434 26TH AV S
15	010340	0130	6/13/02	184950	1350	0	7	1989	3	9705	N	N	35208 26TH CT S
15	236810	0110	8/23/01	155000	1350	0	7	1968	3	10234	N	N	32226 39TH AV S
15	010340	0420	1/28/02	165500	1360	0	7	1989	3	7480	N	N	2711 S 353RD ST
15	282410	0540	7/29/02	169950	1360	0	7	1977	3	10476	N	N	4308 S 325TH ST
15	386144	0130	7/2/01	174000	1360	0	7	1988	3	6813	N	N	2329 S 359TH ST
15	386144	0290	2/12/01	170000	1360	0	7	1988	3	8410	N	N	35813 23RD PL S
15	512880	0360	10/19/01	194000	1370	1300	7	1988	3	17761	N	N	36105 22ND PL S
15	201920	0280	9/17/01	160000	1380	410	7	1985	3	8300	N	N	2714 S 366TH PL
15	403170	0270	7/9/01	242000	1380	0	7	1963	3	12208	Y	Y	3813 S 345TH ST
15	432230	0060	8/17/01	155000	1400	0	7	1963	4	11760	N	N	2720 S 357TH PL
15	010050	0440	3/18/02	189950	1410	0	7	1994	3	7743	N	N	35513 25TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	512880	0190	6/14/01	173500	1410	0	7	1996	3	7200	N	N	36132 22ND PL S
15	512880	0190	8/13/02	199950	1410	0	7	1996	3	7200	N	N	36132 22ND PL S
15	386144	0230	4/25/01	182500	1420	0	7	1988	3	8394	N	N	35909 23RD PL S
15	386145	0110	5/23/02	189500	1440	0	7	1987	3	9746	N	N	35425 27TH AV S
15	926280	0293	37616	205500	1440	400	7	1978	3	10018	N	N	32705 57TH AV S
15	010050	0270	6/28/01	180750	1460	0	7	1994	3	6791	N	N	2416 S 354TH ST
15	513100	0790	8/8/02	190000	1460	0	7	1984	3	7617	N	N	36102 25TH PL S
15	386145	0070	12/9/02	190000	1470	0	7	1988	3	7893	N	N	35401 27TH AV S
15	010050	0300	6/25/02	182500	1480	0	7	1994	3	6993	N	N	2403 S 354TH ST
15	386145	0090	12/6/01	180000	1490	0	7	1987	3	6847	N	N	35413 27TH AV S
15	386144	0170	1/27/01	187000	1500	0	7	1988	3	10109	N	N	35926 23RD PL S
15	386150	0210	7/2/01	212000	1500	420	7	1989	3	7289	N	N	35703 25TH PL S
15	608500	0010	8/14/01	155000	1500	0	7	1967	3	10115	N	N	5605 S 324TH PL
15	152104	9051	3/14/02	219000	1510	0	7	1979	3	100188	N	N	33524 MILITARY RD S
15	769600	0090	2/22/01	154000	1520	0	7	1965	3	12296	N	N	31854 47TH AV S
15	403110	0630	10/25/01	174000	1530	0	7	1964	3	9559	N	N	35100 45TH AV S
15	512880	0060	5/22/02	200000	1530	0	7	1989	3	7200	N	N	2230 S 361ST ST
15	403110	0660	8/20/01	164000	1560	0	7	1962	4	9559	N	N	35010 45TH AV S
15	512880	0210	9/4/02	186000	1560	0	7	1988	3	7611	N	N	2220 S 362ND ST
15	614360	0045	6/1/01	341000	1560	520	7	1954	3	20400	Y	Y	32837 38TH AV S
15	282104	9057	9/9/02	312000	1580	0	7	1981	3	42253	Y	Y	2859 S 354TH LN
15	404570	0596	6/19/02	195000	1580	500	7	1962	3	36154	N	N	35656 32ND AV S
15	386145	0480	5/25/01	187000	1600	0	7	1987	3	6755	N	N	2639 S 355TH PL
15	236800	0060	11/20/01	171000	1610	0	7	1959	3	12000	N	N	3820 S 321ST ST
15	332104	9056	10/28/02	180000	1620	0	7	1964	3	20250	N	N	37127 28TH AV S
15	201920	0200	5/17/02	187500	1640	0	7	1985	3	8320	N	N	2707 S 366TH PL
15	375160	2874	8/14/01	202921	1640	0	7	2001	3	18669	N	N	35607 42ND PL S
15	010340	0010	7/5/01	182950	1650	0	7	1988	3	8426	N	N	35224 27TH CT S
15	386150	0160	12/19/02	206250	1650	0	7	1987	3	7688	N	N	2516 S 357TH ST
15	386150	0130	12/28/01	195000	1660	0	7	1987	3	7437	N	N	2509 S 357TH ST
15	512880	0310	2/9/01	197100	1660	0	7	1989	3	7201	N	N	36124 23RD PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	010050	0370	4/24/01	185000	1670	0	7	1994	3	6031	N	N	2431 S 354TH ST
15	512880	0220	5/3/02	185000	1670	0	7	1989	3	7970	N	N	36123 23RD PL S
15	010050	0150	5/31/01	207500	1680	0	7	1994	3	7353	N	N	35430 25TH PL S
15	010050	0350	9/26/01	191000	1680	0	7	1994	3	7211	N	N	2423 S 354TH ST
15	010340	0290	10/3/01	195000	1680	0	7	1989	3	7349	N	N	2518 S 354TH ST
15	386150	0140	11/26/02	209000	1710	0	7	1987	3	7399	N	N	35706 25TH PL S
15	152104	9047	6/12/01	230000	1730	320	7	1959	4	104979	N	N	33010 MILITARY RD S
15	386150	0350	6/28/01	189000	1730	0	7	1988	3	6606	N	N	2409 S 359TH ST
15	506640	0102	8/13/01	252000	1740	0	7	1964	3	91476	N	N	4510 S 338TH ST
15	386150	0280	5/13/02	214000	1750	0	7	1987	3	10630	N	N	35805 25TH PL S
15	403170	0350	7/19/02	419950	1760	1290	7	1964	4	17651	Y	Y	4009 S 345TH ST
15	386145	0380	6/6/01	194950	1770	0	7	1989	3	9574	N	N	35410 26TH AV S
15	926280	0010	37022	210000	1770	0	7	1971	3	9523	N	N	31626 51ST AV S
15	386150	0180	12/10/01	195000	1800	0	7	1987	3	7975	N	N	2504 S 357TH ST
15	386150	0290	7/9/01	205000	1800	0	7	1987	3	12414	N	N	35811 25TH PL S
15	789385	0250	9/24/01	217900	1850	0	7	1997	3	7282	N	N	3006 S 363RD ST
15	115070	0140	6/12/02	195000	1870	0	7	1996	3	6760	N	N	2647 S 362ND PL
15	176155	0070	5/10/02	225000	1870	0	7	1990	3	7638	N	N	2707 S 353RD PL
15	152104	9092	2/4/02	197600	1890	0	7	1994	3	8712	N	N	32866 46TH PL S
15	375160	1817	10/22/01	207200	1930	0	7	1999	3	17161	N	N	35228 42ND AV S
15	152104	9098	2/15/02	226500	1960	0	7	2001	3	31652	N	N	32938 MILITARY RD S
15	375060	7872	7/12/01	170000	1970	0	7	1974	3	14602	N	N	3525 S 368TH PL
15	282104	9176	11/14/02	221000	1990	0	7	1991	3	12242	N	N	35917 25TH PL S
15	386145	0180	8/20/01	206500	1990	0	7	1987	3	7419	N	N	2634 S 355TH PL
15	614360	0020	5/22/01	335000	2110	640	7	1959	4	19600	Y	Y	32817 38TH AV S
15	152104	9090	3/12/02	289950	2350	0	7	1977	3	125452	N	N	32521 46TH AV S
15	789385	0010	8/7/01	257500	2580	0	7	1997	3	6382	N	N	36338 31ST PL S
15	051051	0040	9/21/01	220000	1410	520	8	1984	3	15398	N	N	5722 S 328TH ST
15	144510	0270	4/4/02	225000	1490	0	8	2002	3	8250	N	N	2213 S 362ND ST
15	375060	7926	5/22/02	219999	1540	500	8	1977	3	14400	N	N	3217 S 368TH PL
15	375160	2710	10/24/02	175000	1550	0	8	1965	3	24000	N	N	35431 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	926280	0151	36976	349000	1600	1540	8	1981	3	49222	N	N	32206 58TH PL S
15	404570	0560	2/26/02	230000	1650	470	8	1980	3	40095	N	N	35323 42ND AV S
15	386150	0090	12/9/02	205000	1660	0	8	1987	3	9113	N	N	35736 25TH PL S
15	386150	0110	2/23/01	193000	1660	0	8	1987	3	7870	N	N	35720 25TH PL S
15	152104	9189	1/10/01	199950	1680	0	8	1978	3	13503	N	N	3825 S 325TH ST
15	144510	0150	10/29/01	220530	1710	0	8	2002	3	7200	N	N	36261 23RD PL S
15	926280	0094	37056	219950	1760	0	8	1984	3	18893	N	N	32012 54TH CT S
15	386170	0010	10/12/01	220000	1770	0	8	1968	3	11198	N	N	35166 38TH AV S
15	415800	0055	7/20/01	189975	1840	0	8	1978	3	15300	N	N	36613 32ND AV S
15	242200	0040	7/10/02	355000	1950	0	8	1987	3	18000	Y	Y	34625 38TH AV S
15	520500	0080	6/11/02	242000	1980	0	8	1988	3	11080	N	N	3119 S 366TH CT
15	614360	0070	7/22/02	408500	2030	0	8	1984	3	9920	Y	Y	32849 38TH AV S
15	926280	0148	37371	274500	2040	0	8	1984	3	40075	N	N	5608 S 322ND PL
15	144510	0010	6/26/01	217000	2060	0	8	2001	3	5639	N	N	36202 23RD PL S
15	144510	0050	7/23/01	244820	2060	0	8	2001	3	5245	N	N	36226 23RD PL S
15	144510	0070	8/14/01	221950	2060	0	8	2001	3	5245	N	N	36238 23RD PL S
15	144510	0100	9/20/01	231989	2060	0	8	2001	3	5141	N	N	36256 23RD PL S
15	144510	0130	10/8/01	236140	2060	0	8	2001	3	6880	N	N	36269 23RD PL S
15	144510	0170	10/29/01	233200	2060	0	8	2002	3	6721	N	N	36253 23RD PL S
15	144510	0210	12/19/01	233950	2060	0	8	2002	3	5656	N	N	36231 23RD PL S
15	144510	0240	1/25/02	241872	2060	0	8	2002	3	5656	N	N	36213 23RD PL S
15	144510	0280	3/20/02	229950	2060	0	8	2002	3	6645	N	N	36204 22ND PL S
15	144510	0300	6/13/02	243379	2060	0	8	2002	3	6120	N	N	36216 22ND PL S
15	144510	0330	3/19/02	233787	2060	0	8	2002	3	9141	N	N	36244 22ND PL S
15	144510	0340	5/16/02	238317	2060	0	8	2002	3	10859	N	N	36233 22ND PL S
15	144510	0390	5/22/02	237894	2060	0	8	2002	3	10763	N	N	36203 22ND PL S
15	606460	0181	6/6/02	338000	2080	1200	8	1981	3	68824	Y	N	35011 42ND AV S
15	520500	0400	7/2/01	230000	2090	0	8	1989	3	7163	N	N	36545 31ST AV S
15	375060	7425	8/8/02	195000	2140	0	8	1977	3	13560	N	N	37336 33RD AV S
15	926280	0016	37427	274000	2160	0	8	1981	3	39251	N	N	5405 S 316TH ST
15	144510	0020	7/13/01	242950	2240	0	8	2001	3	5245	N	N	36208 23RD PL S

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Area 55
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	144510	0090	9/24/01	245950	2240	0	8	2001	3	5245	N	N	36250 23RD PL S
15	144510	0090	5/2/02	249000	2240	0	8	2001	3	5245	N	N	36250 23RD PL S
15	152104	9143	8/13/02	275000	2250	0	8	1991	3	13503	N	N	3822 S 325TH ST
15	144510	0040	7/11/01	244700	2260	0	8	2001	3	5245	N	N	36220 23RD PL S
15	144510	0120	11/14/01	249950	2260	0	8	2001	3	8325	N	N	36264 23RD PL S
15	520500	0100	5/28/02	242500	2260	0	8	1989	3	7304	N	N	3114 S 366TH CT
15	520500	0470	5/30/02	245000	2260	0	8	1989	3	8718	N	N	3016 S 367TH CT
15	219060	0170	8/6/02	195000	2280	0	8	1972	3	12000	N	N	34915 29TH AV S
15	219060	0170	4/6/01	212000	2280	0	8	1972	3	12000	N	N	34915 29TH AV S
15	272104	9030	3/22/01	370000	2280	1450	8	1976	3	60548	N	N	3239 S 364TH ST
15	520500	0060	2/21/02	247000	2280	0	8	1989	3	9506	N	N	3109 S 366TH CT
15	375060	7232	4/30/01	200500	2330	0	8	1978	3	14400	N	N	37225 37TH AV S
15	520500	0240	3/27/01	245000	2340	0	8	1990	3	8876	N	N	3009 S 364TH ST
15	520500	0530	5/4/01	249500	2340	0	8	1990	3	8220	N	N	36717 31ST AV S
15	520500	0530	12/17/02	259110	2340	0	8	1990	3	8220	N	N	36717 31ST AV S
15	520500	0170	5/17/02	249900	2360	0	8	1989	3	7910	N	N	36514 31ST AV S
15	144510	0160	11/1/01	255183	2380	0	8	2002	3	7200	N	N	36257 23RD PL S
15	144510	0190	11/19/01	251950	2380	0	8	2002	3	7438	N	N	36243 23RD PL S
15	144510	0220	1/26/02	249950	2380	0	8	2002	3	5655	N	N	36225 23RD PL S
15	144510	0260	3/26/02	249950	2380	0	8	2002	3	6083	N	N	36201 23RD PL S
15	144510	0360	4/4/02	254950	2380	0	8	2002	3	10763	N	N	36221 22ND PL S
15	520500	0190	6/13/01	245000	2390	0	8	1990	3	8053	N	N	36502 31ST AV S
15	144510	0290	4/12/02	270974	2410	0	8	2002	3	6156	N	N	36210 22ND PL S
15	520500	0460	2/8/02	241000	2460	0	8	1989	3	9710	N	N	3022 S 367TH CT
15	614360	0290	6/17/02	380000	2520	0	8	1981	3	22005	Y	Y	33409 33RD PLS
15	144510	0030	6/15/01	252950	2580	0	8	2001	3	5245	N	N	36214 23RD PL S
15	144510	0060	9/11/01	254950	2580	0	8	2001	3	5245	N	N	36232 23RD PL S
15	144510	0080	7/20/01	266459	2580	0	8	2001	3	5245	N	N	36244 23RD PL S
15	144510	0110	8/9/01	258814	2580	0	8	2001	3	6745	N	N	36260 23RD PL S
15	144510	0140	9/4/01	268882	2580	0	8	2001	3	8645	N	N	36265 23RD PL S
15	144510	0180	11/5/01	270097	2580	0	8	2002	3	5590	N	N	36249 23RD PL S

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Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
15	144510	0200	11/26/01	272262	2580	0	8	2002	3	6583	N	N	36237 23RD PL S
15	144510	0230	1/22/02	272157	2580	0	8	2002	3	5655	N	N	36219 23RD PL S
15	144510	0250	2/11/02	265450	2580	0	8	2002	3	5655	N	N	36207 23RD PL S
15	144510	0380	5/1/02	267950	2580	0	8	2002	3	10763	N	N	36209 22ND PL S
15	520500	0430	10/22/01	258900	2590	0	8	1990	3	10353	N	N	36561 31ST AV S
15	144510	0350	3/5/02	291803	2600	0	8	2002	3	10763	N	N	36227 22ND PL S
15	926280	0025	37231	528000	3520	0	8	1998	3	55563	N	N	1001 W ST NW
15	403170	0380	5/30/01	441689	2890	0	9	2001	3	15645	Y	Y	4031 S 345TH ST
15	403170	0330	6/14/01	445000	2960	0	9	2001	3	15240	Y	Y	3923 S 345TH ST
15	403170	0390	8/20/01	440000	2960	0	9	2001	3	15762	Y	Y	4041 S 345TH ST
15	208570	0010	3/12/01	400000	1900	1220	10	2001	3	8898	N	N	2203 12TH CT NW
15	208570	0050	1/23/02	325000	2480	0	10	2001	3	8626	N	N	2227 12TH CT NW
15	208570	0120	7/18/01	329500	2480	0	10	2001	3	10117	N	N	2226 12TH CT NW
15	208570	0100	5/1/01	359500	2520	0	10	2001	3	10180	N	N	2308 12TH CT NW
15	208570	0030	2/14/01	329500	2540	0	10	2000	3	8626	N	N	2215 12TH CT NW
15	208570	0090	4/6/01	354000	2540	0	10	2001	3	12917	N	N	2316 12TH CT NW
15	208570	0130	6/14/01	344000	2540	0	10	2001	3	8431	N	N	2220 12TH CT NW
15	208570	0040	2/28/01	389000	2990	0	10	2000	3	8626	N	N	2221 12TH CT NW
15	208570	0060	1/9/02	369500	3030	0	10	2001	3	9033	N	N	2303 12TH CT NW
15	208570	0160	2/23/01	399500	3230	0	10	2001	3	8825	N	N	2202 12TH CT NW
15	208570	0070	4/10/01	374500	3240	0	10	2001	3	9240	N	N	2309 12TH CT NW
15	208570	0140	7/11/01	399500	3240	0	10	2001	3	8433	N	N	2214 12TH CT NW
15	208570	0150	3/26/01	392500	3270	0	10	2001	3	8435	N	N	2208 12TH CT NW
15	208570	0020	9/17/01	420000	3580	0	10	2001	3	8626	N	N	2209 12TH CT NW
16	375160	0997	5/14/02	130000	770	0	6	1976	4	9600	N	N	34643 53RD AV S
16	375060	3867	3/28/02	136000	910	0	6	1977	4	9600	N	N	37633 42ND AV S
16	375160	6651	9/12/02	119500	1040	0	6	1966	4	27600	Y	N	35955 WEST VALLEY HW S
16	375160	2329	10/26/01	157400	1220	0	6	1972	3	15600	N	N	35227 56TH AV S
16	375060	3804	7/27/01	176000	1580	0	6	1951	3	14400	N	N	37612 40TH AV S
16	375060	6583	7/15/02	188500	2200	0	6	2002	3	14760	N	N	4709 S 382ND ST

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Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
16	375060	0558	5/24/02	120000	880	0	7	1925	3	15690	N	N	36430 MILITARY RD S
16	375060	2443	4/23/01	174950	890	740	7	1978	3	16650	N	N	37305 38TH AV S
16	375060	4464	7/23/01	155000	900	0	7	1981	4	9600	N	N	37602 49TH AV S
16	375060	4407	4/11/01	144500	910	0	7	1981	3	19200	N	N	37645 49TH AV S
16	375160	1615	11/20/02	160000	940	0	7	1980	3	9600	N	N	35103 55TH AV S
16	375060	3607	4/12/01	158450	960	0	7	1977	4	10890	N	N	37707 38TH AV S
16	375160	1535	8/31/01	120000	960	0	7	1977	3	9600	N	N	35120 55TH AV S
16	375160	2263	5/6/02	144900	960	0	7	1970	3	7920	N	N	35233 55TH AV S
16	375060	7008	4/19/02	137000	970	0	7	1969	3	9600	N	N	38232 42ND AV S
16	375160	3719	9/5/02	157500	980	0	7	1977	4	9600	N	N	35804 52ND AV S
16	375160	1035	8/20/01	150000	1040	0	7	1963	3	9920	N	N	34660 MILITARY RD S
16	375060	2777	6/18/01	250000	1060	1060	7	1964	3	15600	Y	Y	4206 S 375TH PL
16	375160	5470	12/18/02	167000	1090	0	7	1968	4	9000	N	N	36405 52ND AV S
16	375160	0121	12/12/01	187950	1130	800	7	1981	3	16001	N	N	33824 55TH AV S
16	375160	2305	1/17/02	180000	1130	0	7	1979	3	9600	N	N	35248 55TH AV S
16	375160	5434	3/29/01	148000	1130	0	7	1966	3	19200	N	N	36433 52ND AV S
16	375160	0075	4/16/01	167000	1150	0	7	1978	3	22409	N	N	5419 S 336TH ST
16	375160	0881	8/29/02	193500	1170	1170	7	1980	3	14400	N	N	34710 54TH AV S
16	375060	3773	11/12/02	171995	1180	0	7	1968	4	9660	N	N	37627 40TH AV S
16	375160	5641	9/19/02	184950	1180	550	7	1978	3	9600	N	N	36431 55TH AV S
16	375060	4893	6/27/01	175000	1190	460	7	1981	3	9200	N	N	4717 S 378TH ST
16	375160	0265	9/24/01	167000	1200	0	7	1992	3	15566	N	N	34011 56TH AV S
16	375160	1519	3/22/02	185500	1230	630	7	1979	3	9600	N	N	35016 55TH AV S
16	375160	1600	11/18/02	189000	1230	0	7	1992	3	18400	N	N	35127 55TH AV S
16	375060	2223	9/19/01	207000	1260	540	7	1996	3	14400	N	N	37011 42ND AV S
16	375060	2693	3/15/01	138000	1280	0	7	1966	3	9600	N	N	37213 42ND AV S
16	375160	5987	12/23/02	175000	1280	0	7	1968	4	14400	N	N	36605 50TH AV S
16	375060	2504	10/23/02	150000	1300	0	7	1970	3	9600	N	N	3806 S 374TH ST
16	375160	3179	10/9/02	179950	1300	0	7	1978	4	14400	N	N	35642 52ND AV S
16	375160	5158	11/15/02	169950	1300	0	7	1955	4	11067	N	N	36220 MILITARY RD S
16	375060	7000	8/22/01	185000	1340	0	7	2000	3	14400	N	N	4205 S 382ND ST

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Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
16	375060	5500	7/23/01	155000	1380	570	7	1978	3	14400	N	N	37841 39TH AV S
16	375160	3538	6/29/02	278500	1400	1400	7	1966	4	80586	Y	N	35804 57TH AV S
16	375160	5926	8/5/02	145000	1400	0	7	1973	3	24640	N	N	36619 51ST AV S
16	375160	2073	3/5/01	191000	1450	0	7	1958	4	28800	N	N	5118 S 354TH ST
16	375060	4645	5/20/02	180000	1460	0	7	1978	3	19200	N	N	37812 49TH AV S
16	375160	1095	9/17/01	174900	1460	0	7	1966	4	9600	N	N	34906 MILITARY RD S
16	375160	1071	4/24/02	191000	1510	0	7	1985	3	9363	N	N	34804 MILITARY RD S
16	375060	5364	2/26/02	184000	1520	0	7	1980	4	9600	N	N	37806 39TH AV S
16	375060	3586	3/12/01	230000	1530	0	7	1992	3	21688	N	N	37618 37TH AV S
16	758500	0060	10/16/02	180000	1540	0	7	1966	4	9576	N	N	34039 51ST AV S
16	375160	0849	10/18/01	212000	1550	860	7	1981	3	19200	N	N	34624 54TH AV S
16	342104	9061	1/29/02	239000	1560	800	7	1989	3	26136	N	N	38011 MILITARY RD S
16	375060	3471	11/26/01	157500	1560	0	7	1974	4	4800	N	N	37434 38TH AV S
16	375060	5620	10/22/02	169950	1580	0	7	1981	4	14400	N	N	38037 43RD AV S
16	375160	0905	10/18/02	189000	1580	0	7	1985	3	9600	N	N	34610 53RD AV S
16	375160	0428	12/26/01	197000	1610	0	7	1958	4	39001	N	N	5200 S 344TH ST
16	375160	2117	7/9/02	210000	1680	0	7	1994	3	14400	N	N	35238 52ND AV S
16	281785	0230	4/26/02	225000	1700	0	7	1998	3	7628	N	N	3615 S 378TH ST
16	281785	0260	1/22/02	215000	1700	0	7	1998	3	8976	N	N	3633 S 378TH ST
16	281785	0270	4/23/02	232500	1730	0	7	1998	3	9852	N	N	3639 S 378TH ST
16	375060	3783	7/18/02	181950	1750	0	7	1967	3	12600	N	N	37615 40TH AV S
16	281785	0180	3/6/02	205000	1780	0	7	1998	3	5839	N	N	3606 S 378TH ST
16	281785	0340	3/8/02	210000	1780	0	7	1999	3	5999	N	N	3685 S 378TH ST
16	375160	3159	7/26/01	238000	1800	0	7	1998	3	19200	N	N	35618 52ND AV S
16	281785	0060	5/15/01	207000	1810	0	7	1998	3	6300	N	N	37631 37TH AV S
16	375160	2155	8/14/01	170000	1860	0	7	1981	3	9600	N	N	5217 S 352ND ST
16	375060	0543	2/26/01	182000	1930	0	7	1996	3	8800	N	N	36457 45TH AV S
16	375060	4554	7/18/01	221000	1970	0	7	1981	4	24220	N	N	37705 51ST AV S
16	375160	0418	5/17/02	235000	1970	0	7	1999	3	18066	N	N	34318 51ST AV S
16	375160	0067	2/12/01	189000	2030	0	7	1994	3	17420	N	N	33703 55TH AV S
16	342104	9039	3/18/01	255000	1300	1220	8	1972	3	37461	N	N	3922 S 384TH ST

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Area 55
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
16	375060	3732	4/9/01	179950	1440	800	8	1968	3	9200	N	N	37636 39TH AV S
16	375060	3835	7/31/01	197000	1530	390	8	1978	3	9600	N	N	37654 40TH AV S
16	541210	1070	11/8/01	219950	1550	0	8	2001	3	6000	N	N	3813 S 381ST PL
16	541210	1020	1/17/01	219900	1570	0	8	2000	3	6642	N	N	38135 38TH AV S
16	541210	0990	3/16/01	225000	1690	0	8	2001	3	6515	N	N	38111 38TH AV S
16	541210	1100	4/30/01	227000	1690	0	8	2001	3	6000	N	N	3812 S 381ST PL
16	375060	3744	12/10/02	209950	1780	0	8	1968	3	13600	N	N	37656 39TH AV S
16	375160	3915	11/26/02	238000	1830	0	8	1988	3	28800	N	N	4906 S 360TH ST
16	541210	0920	3/26/01	223000	1830	0	8	2001	3	6643	N	N	38041 38TH AV S
16	541210	1040	3/22/01	219900	1830	0	8	2000	3	7561	N	N	38147 38TH AV S
16	541210	0960	7/5/01	239900	1850	0	8	2001	3	6261	N	N	38073 38TH AV S
16	541210	1000	7/17/01	239900	1850	0	8	2001	3	6563	N	N	38119 38TH AV S
16	541210	0280	4/10/01	232000	1880	0	8	2001	3	8125	N	N	4317 S 379TH CT
16	541210	0350	6/5/01	234950	1880	0	8	2000	3	6415	N	N	37843 35TH WY S
16	541210	0470	5/9/01	237500	1880	0	8	2001	3	6503	N	N	37828 35TH WY S
16	541210	0950	4/5/02	224900	1880	0	8	2001	3	6052	N	N	38065 38TH AV S
16	541210	1130	9/25/01	235000	1930	0	8	2001	3	8302	N	N	38044 38TH AV S
16	375060	2805	7/17/02	350500	1940	1280	8	1988	3	22800	Y	Y	4604 S 375TH PL
16	541210	0930	9/10/01	229900	1950	0	8	2001	3	4904	N	N	38049 38TH AV S
16	186493	0140	8/8/02	229950	1960	0	8	2002	3	4675	N	N	3523 S 376TH ST
16	342104	9076	6/19/01	245000	1990	0	8	2001	3	8598	N	N	37802 35TH WY S
16	541210	1010	4/18/01	234900	1990	0	8	2001	3	6602	N	N	38127 38TH AV S
16	541210	1110	10/17/01	244900	1990	0	8	2001	3	7428	N	N	38068 38TH AV S
16	375160	1347	7/11/02	239900	2040	0	8	1995	3	15091	N	N	34825 56TH AV S
16	541210	0820	3/19/02	239498	2040	0	8	2001	3	7207	N	N	38039 37TH PL S
16	541210	1090	11/27/01	233000	2120	0	8	2001	3	5866	N	N	3806 S 381ST PL
16	541210	0980	1/16/02	245000	2140	0	8	2001	3	6261	N	N	38101 38TH AV S
16	342104	9066	6/14/01	253000	2200	0	8	2001	3	10260	N	N	37808 35TH WY S
16	541210	1080	12/26/01	250000	2200	0	8	2001	3	5866	N	N	3807 S 381ST PL
16	541210	1120	5/2/01	258345	2200	0	8	2001	3	8027	N	N	38060 38TH AV S
16	541210	0210	3/2/02	279950	2240	0	8	2001	3	6901	N	N	38020 34TH CT S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
16	541210	0230	8/8/01	291150	2240	0	8	2001	3	6867	N	N	38012 34TH CT S
16	541210	0290	9/27/01	255000	2240	0	8	2001	3	6150	N	N	3413 S 379TH CT
16	541210	0040	8/22/01	244000	2270	0	8	2001	3	8282	N	N	38025 34TH CT S
16	186493	0050	6/19/02	243950	2290	0	8	2002	3	5386	N	N	37629 32ND PL S
16	541210	0830	7/5/01	258950	2310	0	8	2001	3	7754	N	N	38040 37TH PL S
16	541210	0670	5/8/01	259950	2330	0	8	2001	3	10257	N	N	38045 36TH PL S
16	541210	0690	6/18/01	254950	2330	0	8	2001	3	6730	N	N	38061 36TH PL S
16	541210	0910	4/4/02	283000	2350	0	8	2002	3	6470	N	N	38033 38TH AV S
16	541210	0010	7/3/01	259000	2380	0	8	2000	3	7246	N	N	38001 34TH CT S
16	541210	0130	5/8/01	267000	2380	0	8	2001	3	7549	N	N	38106 35TH WY S
16	541210	0300	12/17/01	245000	2380	0	8	2000	3	8601	N	N	3407 S 379TH CT
16	541210	0450	8/6/01	267000	2380	0	8	2001	3	9664	N	N	37824 35TH WY S
16	541210	0590	1/24/02	248500	2400	0	8	2001	3	5786	N	N	37829 37TH AV S
16	541210	0610	11/21/01	254950	2400	0	8	2001	3	7171	N	N	37839 37TH AV S
16	541210	0620	4/30/02	249950	2400	0	8	2001	3	6134	N	N	38005 36TH PL S
16	541210	0680	9/20/01	253950	2400	0	8	2001	3	7261	N	N	38053 36TH PL S
16	541210	0770	10/10/01	264950	2400	0	8	2001	3	9495	N	N	38006 36TH PL S
16	541210	0890	6/11/01	264950	2400	0	8	2001	3	6680	N	N	38017 38TH AV S
16	541210	1150	9/18/01	239950	2400	0	8	2001	3	6078	N	N	38018 38TH AV S
16	541210	0970	10/29/01	259900	2470	0	8	2001	3	6261	N	N	38081 38TH AV S
16	541210	0220	4/20/01	289950	2490	0	8	2001	4	7156	N	N	38016 34TH CT S
16	186493	0130	7/5/02	259950	2550	0	8	2002	3	4675	N	N	3261 S 376TH ST
16	541210	0120	2/1/01	283253	2550	0	8	2001	3	6668	N	N	38114 35TH WY S
16	541210	0140	4/25/01	269950	2550	0	8	2001	3	8335	N	N	38035 35TH WY S
16	541210	0170	8/22/01	281950	2550	0	8	2001	3	6800	N	N	38011 35TH WY S
16	541210	0190	3/14/02	265950	2550	0	8	2001	3	7600	N	N	38010 34TH CT S
16	541210	0240	2/24/02	265950	2550	0	8	2001	3	7555	N	N	37917 35TH WY S
16	541210	0270	5/18/01	262950	2550	0	8	2001	3	5507	N	N	3425 S 379TH CT
16	541210	0440	12/27/01	256800	2550	0	8	2001	3	7050	N	N	37822 35TH WY S
16	541210	0560	2/2/01	272000	2550	0	8	2000	3	6500	N	N	38012 35TH WY S
16	541210	0750	5/10/01	282950	2550	0	8	2001	3	8615	N	N	38022 36TH PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
16	541210	0850	11/5/01	276950	2550	0	8	2001	3	6472	N	N	38024 37TH PL S
16	541210	0900	4/12/01	271950	2550	0	8	2001	3	6233	N	N	38025 38TH AV S
16	541210	1140	4/2/01	265950	2550	0	8	2001	3	6348	N	N	38026 38TH AV S
16	541210	0360	7/10/01	265950	2552	0	8	2001	3	5770	N	N	37837 35TH WY S
16	335340	4264	12/26/02	292500	2570	0	8	1977	4	40957	N	N	37812 51ST AV S
16	541210	0340	7/18/01	262950	2570	0	8	2001	3	6378	N	N	3420 S 379TH CT
16	541210	0570	2/14/01	274950	2580	0	8	2001	3	6773	N	N	37819 37TH AV S
16	541210	0660	4/25/01	273950	2580	0	8	2001	3	5975	N	N	38037 36TH PL S
16	541210	0710	1/22/02	244950	2580	0	8	2001	3	5986	N	N	38054 36TH PL S
16	541210	0730	2/22/02	244950	2580	0	8	2001	3	7427	N	N	38038 36TH PL S
16	541210	0780	12/4/01	247945	2580	0	8	2001	3	6858	N	N	38007 37TH PL S
16	541210	0810	8/24/01	267950	2580	0	8	2001	3	6709	N	N	38031 37TH PL S
16	541210	0110	7/10/02	265950	2590	0	8	2001	3	6885	N	N	38113 35TH WY S
16	541210	0150	9/14/01	285200	2590	0	8	2001	3	8632	N	N	38027 35TH WY S
16	541210	0160	6/22/01	279950	2590	0	8	2001	3	6800	N	N	38019 35TH WY S
16	541210	0180	12/10/01	279950	2590	0	8	2001	3	6800	N	N	38003 35TH WY S
16	541210	0420	2/16/02	272000	2590	0	8	2001	3	6385	N	N	37818 35TH WY S
16	541210	0540	12/5/01	279000	2590	0	8	2001	3	6599	N	N	37924 35TH WY S
16	541210	0550	9/25/01	279000	2590	0	8	2001	3	7213	N	N	38004 35TH WY S
16	541210	0740	6/8/01	277950	2590	0	8	2001	3	8469	N	N	38030 36TH PL S
16	541210	0800	4/13/01	272950	2590	0	8	2001	3	6758	N	N	38023 37TH PL S
16	541210	0310	7/29/02	265750	2610	0	8	2002	3	7313	N	N	3400 S 379TH CT
16	541210	0070	1/7/02	278000	2630	0	8	2001	3	8108	N	N	3404 S 381ST CT
16	541210	0200	3/22/01	275000	2630	0	8	2001	3	6915	N	N	38002 34TH CT S
16	375160	1502	7/16/02	320000	2650	0	8	1997	3	19249	Y	N	35059 56TH PL S
16	541210	0100	3/22/02	278000	2690	0	8	2002	3	6764	N	N	38105 35TH WY S
16	541210	0260	6/22/01	269950	2690	0	8	2001	3	6089	N	N	3431 S 379TH CT
16	541210	0370	9/10/02	282850	2690	0	8	2002	3	6810	N	N	37833 35TH WY S
16	541210	0430	10/3/02	275000	2690	0	8	2001	3	5547	N	N	37820 35TH WY S
16	541210	0520	9/17/02	276900	2690	0	8	2000	3	6000	N	N	37912 35TH WY S
16	541210	0870	7/17/01	269950	2690	0	8	2001	3	6653	N	N	38008 37TH PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
16	541210	0050	5/17/02	284950	2700	0	8	2002	3	7641	N	N	3412 S 381ST WY
16	541210	0460	2/12/02	287500	2730	0	8	2002	3	7118	N	N	37826 35TH WY S
16	335340	4276	7/2/02	285000	2750	0	8	1979	4	40600	N	N	37905 53RD AV S
16	541210	0390	4/10/01	285950	2750	0	8	2001	3	7326	N	N	37825 35TH WY S
16	541210	0940	9/19/01	275000	2750	0	8	2001	3	5291	N	N	38057 38TH AV S
16	541210	1160	3/19/01	279950	2800	0	8	2001	3	6406	N	N	38010 38TH AV S
16	541210	0030	5/19/01	294950	2870	0	8	2001	3	7200	N	N	38017 34TH CT S
16	541210	0380	4/23/01	294950	2870	0	8	2001	3	6882	N	N	37829 35TH WY S
16	541210	0700	4/1/02	262000	2880	0	8	2001	3	61220	N	N	38062 36TH PL S
16	541210	0330	3/8/01	294950	2910	0	8	2001	3	7365	N	N	3414 S 379TH CT
16	541210	0720	5/14/01	294950	2910	0	8	2001	3	5581	N	N	38046 36TH PL S
16	541210	0400	3/23/01	279950	3060	0	8	2001	3	8178	N	N	37819 35TH WY S
16	541210	0600	9/18/01	293000	3070	0	8	2001	3	6175	N	N	37833 37TH AV S
16	541210	0840	2/1/02	282950	3070	0	8	2001	3	6473	N	N	38032 37TH PL S
16	541210	0860	4/2/02	282950	3070	0	8	2001	3	6471	N	N	38016 37TH PL S
16	541210	0500	6/19/01	282950	3140	0	8	2001	3	5767	N	N	37900 35TH WY S
16	541210	0650	7/2/02	287950	3140	0	8	2001	3	6000	N	N	38029 36TH PL S
16	375160	1435	10/15/01	320000	2100	0	9	1996	3	92347	Y	N	35032 57TH AV S
16	375160	1393	11/13/02	319950	2810	0	9	1994	3	14403	N	N	34920 56TH AV S
16	375160	6623	8/16/01	390000	3790	0	9	1988	3	26723	Y	N	36614 55TH AV S
16	142104	9069	10/12/01	420000	3290	0	10	1990	3	35100	N	N	5300 S 336TH ST
17	335640	7470	5/23/01	125000	940	0	6	1981	3	8000	N	N	46 3RD AV N
17	885600	4775	11/28/01	143500	970	0	6	1965	4	16000	N	N	135 TACOMA BL
17	335640	4176	7/16/01	171500	1010	510	6	1994	3	8000	N	N	231 5TH AV N
17	335640	0897	3/15/01	162500	1020	510	6	1992	3	8036	N	N	223 10TH AV N
17	954300	0886	36909	162000	1020	510	6	1991	3	9216	N	N	408 4TH AV S
17	335640	3171	8/15/02	165000	1040	310	6	1991	3	10007	N	N	307 BROADWAY
17	335640	6610	4/26/02	139950	1060	0	6	1980	3	10900	N	N	319 2ND AV N
17	335640	3172	6/19/01	174500	1080	300	6	1992	3	10007	N	N	315 BROADWAY
17	335640	3309	8/27/02	177000	1080	330	6	1992	3	9997	N	N	312 BROADWAY
17	954300	0915	37361	142000	1190	0	6	1979	3	8001	N	N	424 4TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	954300	0785	37069	177550	1200	300	6	1991	3	9036	N	N	417 4TH AV S
17	335640	2103	4/25/01	158500	1430	0	6	1991	3	8000	N	N	311 8TH AV N
17	335640	4590	12/4/02	147500	1440	0	6	1997	3	7318	N	N	420 ALGONA BL N
17	335640	1132	4/12/01	130370	1460	0	6	1988	3	10000	N	N	319 9TH AV N
17	335640	4650	12/19/02	173000	1540	0	6	1995	3	7991	N	N	124 5TH AV N
17	335640	2155	2/16/01	145000	1580	0	6	1969	4	12000	N	N	322 8TH AV N
17	335640	3303	11/26/01	180000	1620	0	6	1992	3	9997	N	N	308 BROADWAY
17	885600	0380	3/12/01	172000	1680	0	6	1995	3	13712	N	N	129 2ND AV S
17	335640	3850	9/24/02	161950	1810	0	6	1908	4	10208	N	N	125 5TH AV N
17	335640	7272	8/28/01	169150	960	0	7	1995	3	8000	N	N	108 2ND AV N
17	335640	5155	5/10/01	134300	1000	0	7	1966	3	11036	N	N	121 3RD AV N
17	885600	4584	2/20/02	149900	1010	0	7	1979	3	7840	N	N	319 MILWAUKEE BL S
17	335640	3125	2/22/01	139000	1060	0	7	1996	3	8365	N	N	698 CHICAGO AV
17	885600	4530	2/22/02	153000	1060	0	7	1978	3	9600	N	N	340 TACOMA BL
17	885600	4530	12/13/02	164500	1060	0	7	1978	3	9600	N	N	340 TACOMA BL
17	335640	3012	2/21/01	145000	1090	0	7	1990	3	9257	N	N	626 ALGONA BL N
17	335640	4150	7/22/01	137900	1090	0	7	1989	3	8143	N	N	500 MAIN ST
17	335640	3840	9/5/02	168500	1130	0	7	1993	3	7115	N	N	123 5TH AV N
17	335640	3014	7/17/02	164350	1190	0	7	1990	3	8187	N	N	652 MAIN ST
17	335640	7441	3/29/01	180000	1230	550	7	2001	3	10603	N	N	142 3RD AV N
17	335640	7443	4/13/01	174950	1230	550	7	2001	3	8415	N	N	134 3RD AV N
17	335640	7442	3/26/01	176500	1240	550	7	2001	3	10277	N	N	138 3RD AV N
17	335640	6390	4/10/01	165500	1320	0	7	1994	3	8229	N	N	324 2ND AV N
17	335640	7650	3/13/01	159950	1330	0	7	1978	3	10800	N	N	40 2ND AV N
17	335640	5015	11/14/02	180000	1380	0	7	1999	3	8989	N	N	41 3RD AV N
17	885600	0890	8/15/01	168000	1420	0	7	1999	3	8603	N	N	24 2ND AV S
17	335640	3884	4/11/01	175000	1460	0	7	2001	3	9608	N	N	559 ALGONA BL N
17	335640	3884	12/27/02	195000	1460	0	7	2001	3	9608	N	N	559 ALGONA BL N
17	335640	5157	9/20/01	169950	1470	0	7	2001	3	7281	N	N	322 ALGONA BL N
17	885600	4825	8/28/02	172500	1470	0	7	2002	3	8037	N	N	229 TACOMA BL
17	335640	7425	5/14/02	165000	1610	0	7	1967	4	15130	N	N	208 ALGONA BL N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	335640	3391	7/3/02	182000	1660	0	7	2001	3	9695	N	N	639 CHICAGO AV
17	335640	5162	8/2/01	185000	1700	0	7	2001	3	8174	N	N	318 ALGONA BL N
17	335640	5134	10/30/01	193000	1760	0	7	2001	3	7981	N	N	314 ALGONA BL N
17	954300	0896	37085	164900	1800	0	7	1950	4	9216	N	N	412 4TH AV S
17	954300	0945	37466	167000	1830	0	7	1997	3	4744	N	N	443 WASHINGTON BL
17	335640	2550	5/28/02	174900	2260	0	7	1967	4	11900	N	N	100 8TH AV N
18	327534	0090	11/8/01	163000	940	460	7	1988	3	14020	N	N	93 ALDER CT
18	387654	0960	6/13/02	169000	960	0	7	1984	3	8714	N	N	37804 26TH DR S
18	327530	0440	5/4/01	165500	1020	240	7	1983	3	10200	N	N	75 17TH AV
18	327530	0180	2/21/01	159950	1030	520	7	1983	3	10100	N	N	1705 CYPRESS CT
18	715340	0110	6/21/01	196000	1090	700	7	1980	3	10454	N	N	2211 VIRGINIA CT
18	387654	0420	11/1/01	175850	1130	560	7	1985	3	9133	N	N	37620 26TH DR S
18	111630	0280	12/18/02	193950	1140	740	7	1995	3	10196	N	N	73 20TH AVCT
18	800020	0200	6/15/01	165000	1160	0	7	1996	3	9707	N	N	83 26TH AV
18	387654	0200	11/21/01	164750	1220	0	7	1984	3	7202	N	N	2323 S 376TH PL
18	387654	0410	5/16/02	189900	1250	440	7	1985	3	7292	N	N	2613 S 376TH PL
18	327532	0060	7/22/02	165000	1260	0	7	1982	3	10393	Y	N	96 HYLEBOS AV
18	387654	0120	5/9/01	188950	1260	0	7	1984	3	8993	N	N	37635 26TH DR S
18	387654	0820	9/20/01	167000	1320	0	7	1983	3	7614	N	N	2639 S 377TH ST
18	387654	0750	2/8/02	160000	1370	0	7	1984	3	7245	N	N	37813 27TH PL S
18	721268	1060	4/4/01	199500	1420	0	7	1995	3	6089	N	N	38011 23RD CT S
18	800020	0250	6/21/01	179950	1420	0	7	2001	3	11567	N	N	84 26TH AV
18	111630	0150	7/3/02	189000	1450	0	7	1992	3	9696	N	N	1698 UTAH CT
18	331701	0110	10/22/01	194500	1470	0	7	1994	3	14942	N	N	38018 24TH CT S
18	387654	0770	6/27/01	177340	1470	0	7	1984	3	7245	N	N	37731 27TH PL S
18	721268	0120	6/20/02	195000	1490	0	7	1993	3	6971	N	N	37925 23RD PL S
18	721268	0140	10/11/02	205000	1490	0	7	1993	3	7522	N	N	37935 23RD PL S
18	327530	0460	10/28/01	224000	1500	510	7	1981	3	9600	N	N	83 17TH AV
18	387654	0620	11/6/01	173000	1510	0	7	1986	3	8214	N	N	37820 27TH PL S
18	111630	0260	8/29/02	195000	1550	0	7	1993	3	9601	N	N	77 20TH AVCT
18	387654	0060	9/6/02	204000	1550	480	7	1983	3	9630	N	N	37803 26TH DR S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	387654	0080	6/17/02	174000	1560	480	7	1984	3	8746	N	N	37725 26TH DR S
18	111630	0130	1/23/02	184980	1580	0	7	1992	3	10450	N	N	1694 UTAH CT
18	721268	1080	1/24/01	189900	1600	0	7	1995	3	7349	N	N	38012 23RD CT S
18	800020	0020	6/11/01	191000	1610	0	7	1996	3	10366	N	N	96 27TH AVCT
18	800020	0100	8/24/01	188000	1630	0	7	2001	3	10026	N	N	88 26TH AV
18	721268	0060	6/22/01	193950	1690	0	7	1993	3	6524	N	N	37948 23RD PL S
18	111630	0010	3/30/01	190000	1710	0	7	1992	3	10035	N	N	39 HYLEBOS AV
18	111630	0010	10/22/02	203500	1710	0	7	1992	3	10035	N	N	39 HYLEBOS AV
18	331701	0010	5/9/01	210850	1780	0	7	1994	3	10549	N	N	2324 S 380TH ST
18	721268	1100	12/10/01	190000	1780	0	7	1995	3	6208	N	N	2313 S 380TH ST
18	111630	0020	11/12/02	209000	1790	0	7	1994	3	10117	N	N	37 HYLEBOS AV
18	721268	0200	11/21/01	220500	1830	0	7	1993	3	6080	N	N	2220 S 380TH ST
18	721268	0230	6/13/02	233000	1830	0	7	1993	3	6600	N	N	2202 S 380TH ST
18	331701	0020	7/27/01	205000	1860	0	7	1994	3	9970	N	N	2330 S 380TH ST
18	331701	0100	3/14/02	224950	1880	0	7	1994	3	9506	N	N	38022 24TH CT S
18	721268	0110	10/22/02	227000	1890	0	7	1993	3	6402	N	N	37922 23RD PL S
18	721268	0070	4/24/02	234950	1930	0	7	1993	3	7347	N	N	37942 23RD PL S
18	327533	0120	9/21/01	207500	2020	0	7	1987	3	26670	N	N	71 19TH AVCT
18	327530	0350	3/16/01	207200	2290	0	7	1998	3	10184	N	N	61 HYLEBOS AV
18	721268	0920	9/30/02	200000	1220	510	8	1996	3	8118	N	N	2023 S 380TH ST
18	721265	0610	3/22/02	235950	1320	900	8	1993	3	7612	N	N	1925 S 374TH PL
18	721265	0900	5/1/02	226000	1350	630	8	1995	3	8543	N	N	37682 18TH PL S
18	721265	1770	4/10/01	224500	1350	870	8	1992	3	6916	N	N	37008 20TH AV S
18	721268	0520	3/13/02	224950	1460	700	8	1994	3	6987	N	N	1900 S 379TH ST
18	721266	0830	11/8/02	242950	1630	650	8	1992	3	8563	N	N	1724 S 373RD PL
18	721266	0050	7/1/02	212500	1640	0	8	1993	3	7144	N	N	37428 18TH AV S
18	715340	0290	2/13/01	265000	1690	870	8	1976	3	35676	N	N	2205 VIRGINIA CT
18	721268	1050	4/16/01	205000	1720	0	8	1995	3	7662	N	N	38007 23RD CT S
18	721266	0120	7/3/01	220000	1760	0	8	1991	3	6288	N	N	37466 18TH AV S
18	721265	2110	7/29/02	224000	1770	0	8	1992	3	6949	N	N	2020 S 374TH CT
18	721266	0820	7/19/02	231950	1780	0	8	1992	3	6630	N	N	1718 S 373RD PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	721266	1000	3/28/01	205000	1780	0	8	1991	3	11235	N	N	37316 18TH AV S
18	721268	0810	7/17/02	220000	1780	0	8	1994	3	6000	N	N	1909 S 379TH ST
18	721265	2130	8/15/02	225000	1820	0	8	1992	3	7367	N	N	37230 20TH AV S
18	721266	0190	10/26/01	216000	1820	0	8	1993	3	6000	N	N	37421 18TH AV S
18	721266	0310	2/16/01	201000	1830	0	8	1993	3	8421	N	N	37325 17TH AV S
18	721265	0590	7/23/01	190000	1840	0	8	1993	3	8805	N	N	1917 S 374TH PL
18	721265	1910	7/16/02	229000	1860	0	8	1991	3	7102	N	N	37227 22ND AV S
18	721268	0240	6/23/01	245000	1890	0	8	1994	3	7023	N	N	37944 21ST PL S
18	721266	0330	6/26/01	227500	1920	0	8	1992	3	6022	N	N	37313 17TH AV S
18	721266	0990	9/5/01	215000	1920	0	8	1991	3	7786	N	N	37310 18TH AV S
18	721265	1420	5/10/01	234000	1930	0	8	1991	3	9197	N	N	37312 22ND AV S
18	721265	0180	12/19/01	237000	1970	0	8	1993	3	6514	N	N	1946 S 371ST PL
18	721265	0280	7/23/01	227950	1970	0	8	1992	3	6803	N	N	1945 S 372ND CT
18	721265	0360	4/12/02	219000	1970	0	8	1993	3	7335	N	N	37403 20TH AV S
18	721268	0450	7/26/01	280000	1970	0	8	1995	3	7430	N	N	2008 S 379TH ST
18	721268	0490	6/1/01	288500	1980	0	8	1995	3	8648	N	N	1916 S 379TH ST
18	721265	0070	3/19/01	229990	1990	0	8	1994	3	6630	N	N	1944 S 370TH CT
18	721268	0380	8/30/01	239000	1990	0	8	1994	3	9739	N	N	37808 21ST CT S
18	721266	0280	3/27/01	226000	2010	0	8	1991	3	9269	N	N	1628 S 374TH CT
18	721265	0480	7/16/02	229950	2070	0	8	1992	3	13087	N	N	37308 19TH PL S
18	721266	0860	2/1/02	231000	2070	0	8	1991	3	6851	N	N	1723 S 373RD PL
18	721268	0830	12/26/01	235000	2080	0	8	1994	3	6236	N	N	1923 S 379TH ST
18	721265	0890	5/1/01	234990	2090	0	8	1995	3	8733	N	N	37686 18TH PL S
18	721265	0560	6/26/02	228000	2130	0	8	1992	3	7990	N	N	1916 S 374TH PL
18	721265	1270	6/21/02	277500	2130	0	8	1992	3	12445	N	N	37557 21ST AV S
18	332104	9082	8/1/02	249900	2170	0	8	1999	3	9663	N	N	2290 ALDER ST
18	721265	1790	5/17/02	260000	2210	0	8	1992	3	16038	N	N	2017 S 370TH ST
18	721265	1020	11/7/02	247000	2260	0	8	1992	3	7311	N	N	37612 18TH PL S
18	721265	0820	12/4/02	233000	2270	0	8	1992	3	7178	N	N	37635 18TH PL S
18	721268	1020	12/21/02	239000	2300	0	8	1994	3	7108	N	N	2213 S 380TH ST
18	721265	1550	4/4/01	235000	2380	0	8	1991	3	8232	N	N	37018 22ND AV S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	721265	2010	5/9/02	264000	2450	0	8	1993	3	7625	N	N	2108 S 375TH ST
18	721265	0720	8/28/02	269950	2530	0	8	1993	3	7551	N	N	37628 17TH PL S
18	721265	0950	7/25/02	270000	2530	0	8	1993	3	8169	N	N	37654 18TH PL S
18	721265	1010	12/11/01	237000	2530	0	8	1992	3	8219	N	N	37618 18TH PL S
18	721266	0150	10/14/02	278500	2640	0	8	1993	3	6249	N	N	37459 18TH AV S
18	721265	0110	5/21/02	288000	2760	0	8	1992	3	13886	N	N	1939 S 370TH CT
18	721268	0390	8/15/02	285000	2790	0	8	1995	3	7022	N	N	37806 21ST CT S
18	721265	0640	11/19/02	275000	2900	1020	8	1992	3	8009	N	N	37423 19TH PL S
18	721266	0590	4/11/02	269500	2390	0	9	1993	3	8142	N	N	36907 17TH AV S
18	721265	1450	4/12/02	289000	2620	0	9	1992	3	9216	N	N	37234 22ND AV S
19	359960	0151	11/13/02	130000	840	0	6	1958	3	22600	N	N	322 BUTTE AV
19	335590	0500	9/7/02	135000	900	0	6	1950	3	9660	N	N	136 2ND AV SE
19	335340	1286	6/28/01	128000	940	0	6	1958	4	9000	N	N	210 3RD AV SW
19	335590	0170	4/25/02	158000	960	0	6	1978	3	11520	N	N	210 BUTTE AV
19	660023	0090	4/21/01	177625	1010	510	6	1993	3	8224	N	N	238 VALLEY VIEW DR
19	885600	3120	3/12/01	138400	1010	0	6	1976	4	16000	N	N	107 TACOMA BL N
19	335340	0237	4/24/02	141500	1060	0	6	1993	3	5400	N	N	409 CHICAGO AV
19	809390	0020	7/18/01	142950	1060	0	6	1980	3	9030	N	N	105 ALDER LN
19	809390	0380	11/12/01	149150	1060	0	6	1980	3	9450	N	N	730 2ND AV NE
19	885600	3100	10/29/02	130000	1080	0	6	1976	4	8000	N	N	115 TACOMA BL N
19	335440	0503	6/13/01	136950	1160	0	6	1951	4	9231	N	N	130 PACIFIC AV S
19	885600	3810	2/20/01	141325	1180	0	6	1946	4	12000	N	N	312 TACOMA BL N
19	570660	0210	8/26/02	156500	1210	0	6	1983	3	8245	N	N	117 CHICAGO BL
19	335340	0070	8/2/02	150000	1300	0	6	1960	3	26000	N	N	122 5TH AV SW
19	335340	2155	10/9/02	139900	1370	0	6	1987	3	12900	N	N	302 SEATTLE BL S
19	809390	0100	7/31/02	163000	1460	0	6	1980	4	9520	N	N	207 ALDER LN
19	809390	0240	6/21/02	165000	1460	0	6	1980	4	9450	N	N	741 3RD AV NE
19	335340	1416	2/26/02	177700	1620	0	6	1967	4	20997	N	N	230 4TH AV SW
19	335340	0160	8/16/01	184500	1760	0	6	1957	4	15498	N	N	117 4TH AV SW
19	335340	1675	1/10/02	162000	920	440	7	1994	3	12093	N	N	419 YAKIMA BL
19	236680	0020	1/22/01	134500	960	0	7	1954	4	10125	N	N	108 EASTGATE AV

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
19	255751	0070	10/12/02	153561	960	0	7	1981	3	8484	N	N	417 PACIFIC AV S
19	747790	0125	8/21/01	160950	1040	0	7	1956	4	14070	N	N	109 PACIFIC AV S
19	215490	0030	10/12/01	176300	1060	200	7	1987	3	8834	N	N	305 BUTTE PL
19	734030	0020	11/2/01	154500	1090	0	7	1989	3	8003	N	N	424 HOMER AV SE
19	734031	0010	3/22/01	135000	1090	0	7	1989	3	8670	N	N	421 HOMER AV SE
19	424950	0060	9/23/02	159000	1140	0	7	1992	3	9449	N	N	343 2ND AV SE
19	926541	0220	37347	195000	1210	540	7	1990	3	8006	N	N	637 SPOKANE AV S
19	215490	0360	8/28/01	187700	1220	350	7	1988	3	8083	N	N	335 HAWTHORNE AV S
19	260890	0005	11/5/02	157000	1240	0	7	1955	4	10800	N	N	524 1ST AV E
19	255751	0050	6/24/02	163500	1250	0	7	1979	3	8722	N	N	416 PACIFIC PL
19	734030	0050	7/30/01	167200	1250	0	7	1989	3	8021	N	N	220 WAYNE AV SE
19	630610	0170	3/12/02	173500	1260	0	7	1994	3	8005	N	N	763 OAKHURST DR
19	335340	2490	2/16/01	129000	1300	0	7	1962	4	10500	N	N	229 SEATTLE BL S
19	335590	0005	5/8/01	170000	1300	0	7	1990	3	8577	N	N	102 BUTTE AV
19	215490	0200	6/19/02	159900	1310	0	7	1988	3	8051	N	N	319 4TH AV SE
19	935950	0440	37580	180000	1310	0	7	1990	3	11550	N	N	385 WHITE RIVER DR
19	335340	0850	12/20/01	196400	1320	0	7	1978	3	36000	N	N	112 2ND AV SW
19	255751	0180	4/10/01	167000	1330	0	7	1979	3	8484	N	N	301 PACIFIC AV S
19	734030	0040	12/17/01	172000	1330	0	7	1989	3	8001	N	N	423 WAYNE AV SE
19	215490	0100	12/28/01	172900	1350	0	7	1987	3	7891	N	N	310 BUTTE PL
19	734031	0110	10/18/02	179000	1360	0	7	1989	3	8002	N	N	419 WAYNE AV SE
19	926541	0300	36936	174000	1360	0	7	1990	3	8059	N	N	654 MILWAUKEE BL S
19	215490	0110	5/30/02	185750	1370	0	7	1987	3	8377	N	N	308 BUTTE PL
19	630610	0240	7/31/02	180950	1370	0	7	1994	3	10692	N	N	735 3RD AV SE
19	666880	0210	6/25/01	166500	1370	0	7	1989	3	7988	N	N	101 ALDER LN
19	926541	0070	37034	163950	1370	0	7	1990	3	8271	N	N	633 CHINOOK AV S
19	926541	0070	37432	185000	1370	0	7	1990	3	8271	N	N	633 CHINOOK AV S
19	926541	0360	37179	178200	1370	0	7	1990	3	8183	N	N	118 6TH AV SW
19	935950	0560	37439	179000	1370	0	7	1989	3	9477	N	N	384 WHITE RIVER DR
19	570660	0170	7/18/02	145000	1390	0	7	1984	3	8245	N	N	125 CHICAGO BL
19	926540	0260	37244	179950	1410	0	7	1990	3	8033	N	N	617 CHICAGO BL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
19	926540	0270	36976	182000	1410	0	7	1989	3	8189	N	N	615 CHICAGO BL
19	935950	0130	37347	174950	1420	0	7	1990	3	8884	N	N	323 WHITE RIVER DR
19	935950	0190	36930	164900	1420	0	7	1990	3	8697	N	N	335 WHITE RIVER DR
19	215490	0240	2/18/02	170700	1440	0	7	1987	3	9808	N	N	336 HAWTHORNE AV S
19	734030	0060	3/21/02	173000	1440	0	7	1988	3	8001	N	N	224 PACIFIC AV S
19	734031	0140	5/31/01	179950	1440	0	7	1989	3	8367	N	N	413 WAYNE AV SE
19	926540	0170	37025	180000	1450	0	7	1989	3	8054	N	N	618 CHICAGO BL
19	335340	1615	3/13/01	160000	1460	0	7	1990	3	11242	N	N	427 TACOMA BL
19	630610	0120	10/2/01	170000	1460	0	7	1994	3	8004	N	N	748 OAKHURST DR
19	935950	0480	37432	189950	1460	0	7	1989	3	11379	N	N	393 WHITE RIVER DR
19	666880	0150	11/27/01	189950	1480	500	7	1989	3	8015	N	N	113 ALDER LN
19	935950	0050	37585	186450	1480	0	7	1989	3	10699	N	N	309 WHITE RIVER DR
19	935950	0320	37315	189000	1500	0	7	1990	3	8400	N	N	361 WHITE RIVER DR
19	926540	0210	37601	177000	1510	0	7	1989	3	9837	N	N	626 CHICAGO BL
19	926541	0050	36955	167000	1530	0	7	1990	3	8006	N	N	632 CHINOOK AV S
19	935950	0280	37075	179800	1530	0	7	1990	3	8715	N	N	353 WHITE RIVER DR
19	935950	0660	37128	165000	1540	0	7	1989	3	8050	N	N	362 WHITE RIVER DR
19	666880	0030	8/13/02	185750	1550	0	7	1989	3	8344	N	N	104 ALDER LN
19	926540	0310	37124	176500	1570	0	7	1989	3	8032	N	N	622 GLACIER AV S
19	935950	0600	37400	159500	1580	0	7	1990	3	11351	N	N	374 WHITE RIVER DR
19	935950	0670	37463	197970	1580	0	7	1989	3	8050	N	N	360 WHITE RIVER DR
19	926541	0110	37196	186900	1590	0	7	1990	3	8006	N	N	625 CHINOOK AV S
19	926541	0340	37053	176900	1600	0	7	1990	3	8183	N	N	114 6TH AV SW
19	926541	0150	37221	180450	1630	0	7	1990	3	8006	N	N	638 SPOKANE AV S
19	630610	0150	4/23/01	174950	1670	0	7	1993	3	8416	N	N	755 OAKHURST DR
19	630610	0100	1/31/02	195450	1700	0	7	1995	3	8000	N	N	752 OAKHURST DR
19	935950	0770	37000	185950	1710	0	7	1990	3	8050	N	N	330 WHITE RIVER DR
19	242470	0030	11/12/01	169000	1780	0	7	1992	3	9362	N	N	436 HAWTHORNE AV S
19	335590	0395	11/26/01	172000	1820	0	7	1943	4	11200	N	N	219 MILWAUKEE AV
19	935970	0210	37203	184700	1880	0	7	1994	3	19500	Y	Y	740 3RD AV SE
19	630610	0230	12/10/02	190000	1990	0	7	1977	5	12970	N	N	737 3RD AV SE

Improved Sales Used in this Annual Update Analysis
Area 55
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
19	630610	0140	10/29/02	199900	2010	0	7	1993	3	8860	N	N	751 OAKHURST DR
19	630610	0190	3/23/01	197000	2160	0	7	1993	3	8005	N	N	767 OAKHURST DR
19	630610	0190	1/25/02	217500	2160	0	7	1993	3	8005	N	N	767 OAKHURST DR
19	074400	0130	8/28/02	179950	1410	0	8	2002	3	8158	N	N	405 RAILROAD AV SE
19	074400	0070	3/27/02	238530	1470	950	8	2002	3	8680	N	N	116 BENT TREE LN SE
19	074400	0180	4/23/02	176000	1480	0	8	2002	3	8720	N	N	115 BENT TREE LN SE
19	074400	0030	6/20/02	210597	1610	0	8	2002	3	8680	N	N	108 BENT TREE LN SE
19	074400	0050	12/28/01	190000	1790	0	8	2002	3	8680	N	N	112 BENT TREE LN SE
19	074400	0120	5/30/02	197950	1790	0	8	2002	3	8102	N	N	409 RAILROAD AV SE
19	074400	0160	3/14/02	192950	1790	0	8	2002	3	8737	N	N	119 BENT TREE LN SE
19	074400	0170	4/25/02	206450	1810	0	8	2002	3	8728	N	N	117 BENT TREE LN SE
19	074400	0040	2/21/02	203950	1900	0	8	2002	3	8680	N	N	110 BENT TREE LN SE
19	074400	0100	5/23/02	202950	1920	0	8	2002	3	8288	N	N	122 BENT TREE LN SE
19	074400	0020	12/20/01	199950	2020	0	8	2002	3	8680	N	N	106 BENT TREE LN SE
19	074400	0080	5/13/02	204950	2020	0	8	2002	3	8680	N	N	118 BENT TREE LN SE
19	074400	0150	12/28/01	200330	2020	0	8	2002	3	8357	N	N	121 BENT TREE LN SE
19	074400	0200	12/28/01	202950	2020	0	8	2002	3	8704	N	N	111 BENT TREE LN SE
19	335340	0840	8/24/01	254500	2140	0	8	1979	4	36794	N	N	116 2ND AV SW
19	074400	0090	4/9/02	239950	2300	0	8	2002	3	8680	N	N	120 BENT TREE LN SE
19	074400	0190	5/3/02	246000	2390	0	8	2002	3	8712	N	N	113 BENT TREE LN SE

Improved Sales Removed from this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	144510	0120	10/02	117677	DORRatio
15	144510	0310	3/02	270875	QUESTIONABLE PER SALES IDENTIFICATION
15	144510	0320	6/01	217500	Diagnostic Outlier
15	144510	0370	4/02	234950	ActivePermitBeforeSale>25K
15	152104	9031	2/01	140000	Diagnostic Outlier
15	152104	9132	7/01	80000	Diagnostic Outlier
15	152104	9211	5/02	120000	Diagnostic Outlier
15					GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	201920	0210	3/01	185000	TAX
15	201920	0590	10/01	179990	RELOCATION - SALE BY SERVICE
15	201920	0590	10/01	179990	RELOCATION - SALE TO SERVICE
15	208570	0080	4/02	380000	Diagnostic Outlier
15	234550	0250	1/01	61761	RELATED PARTY, FRIEND, OR NEIGHBOR
15	234570	0010	4/02	297000	Diagnostic Outlier
15	234570	0020	6/02	299000	Diagnostic Outlier
15	234570	0050	11/02	311500	Diagnostic Outlier
15	234570	0060	6/02	305000	Diagnostic Outlier
15	234570	0120	8/02	326400	%Compl ActivePermitBeforeSale>25K
15	234570	0130	8/02	299000	%Compl ActivePermitBeforeSale>25K
15	234570	0140	6/02	295000	Diagnostic Outlier
15	234570	0170	12/02	307000	%Compl ActivePermitBeforeSale>25K
15	234570	0180	8/02	313500	Diagnostic Outlier
15	234570	0190	7/02	321049	Diagnostic Outlier
15	234570	0200	7/02	309500	Diagnostic Outlier
15	234570	0220	7/02	306000	%Compl ActivePermitBeforeSale>25K
15	234570	0270	6/02	325000	Diagnostic Outlier
15	234570	0280	9/02	325000	%Compl ActivePermitBeforeSale>25K
15	234570	0290	12/02	318000	%Compl ActivePermitBeforeSale>25K
15	234570	0370	9/02	298000	%Compl ActivePermitBeforeSale>25K
15	234570	0410	12/02	319500	%Compl ActivePermitBeforeSale>25K
15	234570	0420	9/02	314000	%Compl ActivePermitBeforeSale>25K
15	234570	0460	7/02	277000	%Compl ActivePermitBeforeSale>25K
15	234570	0590	3/02	308000	Diagnostic Outlier
15	272104	9013	3/01	247200	RELATED PARTY, FRIEND, OR NEIGHBOR
15	272104	9036	8/02	299950	Diagnostic Outlier
15	272104	9039	12/01	145000	DORRatio
15	273050	0200	7/02	62770	QUIT CLAIM DEED; DORRatio
15	273080	0080	4/02	68000	QUIT CLAIM DEED; DORRatio
15	273080	0170	2/02	151500	STATEMENT TO DOR
15	282104	9150	5/01	75000	NON-REPRESENTATIVE SALE DORRatio
15	282104	9197	5/02	188500	QUESTIONABLE PER SALES IDENTIFICATION
15					PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
15	282410	0020	2/01	37750	Obsol
15	282410	0040	10/01	175000	EXEMPT FROM EXCISE TAX
15	286810	0080	1/02	100000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	375060	7647	1/02	175000	Fair condition, insufficient sales for analysis
15	375060	7866	11/01	123000	Diagnostic Outlier
15	375060	7941	6/02	239900	ImpCount
15	375060	8067	8/01	214950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	375160	1817	12/02	97274	DORRatio
15	375160	1887	10/02	122207	DORRatio
15	403100	0530	4/02	120000	BANKRUPTCY - RECEIVER OR TRUSTEE
15	403110	0530	3/01	166500	RELOCATION - SALE BY SERVICE
15	403110	0530	3/01	166500	RELOCATION - SALE TO SERVICE
15	403110	0590	5/01	175897	EXEMPT FROM EXCISE TAX
15	403110	0760	12/01	80230	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
15	403170	0070	5/02	322000	Diagnostic Outlier
15	403170	0110	1/01	204000	RELATED PARTY, FRIEND, OR NEIGHBOR
15	403170	0220	5/01	337995	Diagnostic Outlier
15	403170	0230	8/01	331995	Diagnostic Outlier
15	403170	0240	7/01	331995	Diagnostic Outlier
15	404570	0050	6/02	275000	Diagnostic Outlier
15	404570	0440	4/02	139000	Diagnostic Outlier
15	404570	0547	9/02	90005	UnFinArea
15	432230	0220	5/02	186190	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	513100	0420	5/02	140000	NON-REPRESENTATIVE SALE
15	553000	0020	6/01	159000	RELATED PARTY, FRIEND, OR NEIGHBOR
15	606460	0324	11/02	255000	Fair condition, insufficient sales for analysis
15	608500	0050	5/01	85000	QUIT CLAIM DEED
15	614360	0530	10/01	195000	Obsol
15	614360	0577	10/02	133950	Diagnostic Outlier
15	614360	0577	7/01	98500	Diagnostic Outlier
15	669930	0010	8/02	279950	Diagnostic Outlier
15	669930	0090	9/02	299000	Posting Error on Roll Value
15	669930	0140	7/02	302545	%Compl ActivePermitBeforeSale>25K
15	669930	0220	6/02	287950	Posting Error on Roll Value
15	669930	0440	7/02	315950	Diagnostic Outlier
15	669930	0480	6/02	289950	Diagnostic Outlier
15	669930	0490	11/02	259950	Diagnostic Outlier
15	669930	0510	12/02	315950	%Compl ActivePermitBeforeSale>25K
15	669930	0520	7/02	287950	Diagnostic Outlier
15	789385	0200	3/01	62930	PARTIAL INTEREST (103, 102, Etc.) DORRatio
15	789385	0230	2/02	210350	RELOCATION - SALE BY SERVICE
15	789385	0230	2/02	210350	RELOCATION - SALE TO SERVICE
15	926280	0060	9/02	256000	PersMH00 UnFinArea
15	926280	0061	11/01	575000	Diagnostic Outlier
15	926280	0199	10/01	131500	Diagnostic Outlier
15	926280	0226	1/01	132000	RELATED PARTY, FRIEND, OR NEIGHBOR
15	926280	0292	10/02	35000	DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	946220	0015	3/01	75000	Fair condition, insufficient sales for analysis
15	946220	0105	9/02	495000	Diagnostic Outlier
16	142104	9069	10/02	367047	BANKRUPTCY - RECEIVER OR TRUSTEE
16	186493	0010	7/02	234950	%Compl ActivePermitBeforeSale>25K
16	281785	0070	11/01	219950	RELOCATION - SALE BY SERVICE
16	281785	0070	9/01	219950	RELOCATION - SALE TO SERVICE
16	342104	9029	12/01	149000	Diagnostic Outlier
16	342104	9052	8/01	283300	ImpCount
16	352104	9075	11/01	79500	%Compl DORRatio
16	375060	0566	10/01	150000	Diagnostic Outlier
16	375060	0575	8/01	198500	Diagnostic Outlier
16	375060	0588	3/01	75000	Obsol DORRatio
16	375060	1323	10/01	107153	EXEMPT FROM EXCISE TAX
16	375060	1323	9/02	95000	GOVERNMENT AGENCY
16	375060	1353	2/01	145000	Diagnostic Outlier
16	375060	2049	3/01	124000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
16	375060	2454	3/01	2700	DORRatio
16	375060	2619	11/01	209000	ImpCount
16	375060	2796	8/02	137000	Diagnostic Outlier
16	375060	3095	6/01	80000	Diagnostic Outlier
16	375060	3097	2/02	117158	RELATED PARTY, FRIEND, OR NEIGHBOR
16	375060	3375	10/02	126000	Diagnostic Outlier
16	375060	3569	4/01	121500	Diagnostic Outlier
16	375060	3978	2/01	51500	DORRatio
16	375060	3978	3/01	149500	RELOCATION - SALE BY SERVICE
16	375060	3978	3/01	149500	RELOCATION - SALE TO SERVICE
16	375060	4395	9/01	16142	RELATED PARTY, FRIEND, OR NEIGHBOR
16	375060	4419	4/02	107500	Diagnostic Outlier
16	375060	5397	2/02	144000	RELATED PARTY, FRIEND, OR NEIGHBOR
16	375060	5450	8/01	133434	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	375160	0027	5/02	70411	PARTIAL INTEREST (103, 102, Etc.) DORRatio
16	375160	0493	10/01	115000	Diagnostic Outlier
16	375160	0640	7/01	140479	QUIT CLAIM DEED
16	375160	1085	8/02	72000	%NetCond PrevImp<=10K
16	375160	1527	5/01	159500	RELATED PARTY, FRIEND, OR NEIGHBOR
16	375160	1591	12/01	147500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
16	375160	2645	3/01	265000	QUESTIONABLE PER SALES IDENTIFICATION
16	375160	3160	2/02	60000	%Compl DORRatio
16	375160	3160	12/02	254200	%Compl ActivePermitBeforeSale>25K
16	375160	3193	7/01	5000	%Compl DORRatio
16	375160	3633	3/01	49000	DORRatio
16	375160	3959	9/02	135000	Diagnostic Outlier
16	375160	4463	12/01	171000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
16	375160	6729	10/02	172000	Diagnostic Outlier
16	506640	0363	11/01	48804	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
16	541210	0050	10/01	65000	DORRatio
16	541210	0320	11/01	270900	Diagnostic Outlier
16	541210	0460	6/01	84000	DORRatio
16	541210	0640	2/02	255000	QUIT CLAIM DEED
16	541210	0880	4/02	249950	BANKRUPTCY - RECEIVER OR TRUSTEE
17	335640	2050	11/01	103500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	335640	2088	6/02	105000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	335640	2180	10/02	139000	Diagnostic Outlier
17	335640	2180	6/01	126000	Diagnostic Outlier
17	335640	2400	11/02	200000	%Compl ActivePermitBeforeSale>25K
17	335640	2400	6/01	56000	%Compl DORRatio
17	335640	2405	11/02	195500	%Compl ActivePermitBeforeSale>25K
17	335640	2405	6/01	56000	%Compl DORRatio
17	335640	3160	6/01	189950	Obsol
17	335640	3345	7/02	107000	QUESTIONABLE PER SALES IDENTIFICATION
17	335640	3345	9/01	126270	SHERIFF / TAX SALE
17	335640	3345	9/01	126270	SHERIFF 0 TAX SALE; EXEMPT FROM EXCISE TAX
17	335640	3345	10/02	185000	Diagnostic Outlier
17	335640	3391	1/02	137535	EXEMPT FROM EXCISE TAX
17	335640	3884	3/01	169000	WRONG PARCEL
17	335640	4175	5/02	130000	Diagnostic Outlier
17	335640	4192	10/02	60000	%NetCond PrevImp<=10K
17	335640	4480	2/01	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
17	335640	4590	3/02	143887	EXEMPT FROM EXCISE TAX
17	335640	4595	1/01	109282	BANKRUPTCY - RECEIVER OR TRUSTEE
17	335640	4595	10/01	130000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
17	335640	5050	6/02	138950	Diagnostic Outlier
17	335640	5110	4/02	183000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	335640	5160	2/01	113000	BANKRUPTCY - RECEIVER OR TRUSTEE
17	335640	5161	8/01	167950	STATEMENT TO DOR
17	335640	5850	3/01	190000	MULTI-PARCEL SALE
17	335640	5850	9/01	149950	Diagnostic Outlier
17	335640	6845	8/01	152500	Diagnostic Outlier
17	335640	7291	9/02	125000	Diagnostic Outlier
17	335640	7321	2/02	109000	BANKRUPTCY - RECEIVER OR TRUSTEE
17	335640	7370	2/01	127500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
17	885600	0380	5/02	83916	PARTIAL INTEREST (103, 102, Etc.) DORRatio
17	885600	1090	2/02	146000	Diagnostic Outlier
17	885600	4825	10/01	75000	MOBILE HOME DORRatio
17	885600	4825	12/01	52000	MOBILE HOME DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
17	885600	4826	11/02	179000	%Compl ActivePermitBeforeSale>25K
17	885600	4826	12/01	52000	%Compl DORRatio
17	885600	4835	12/02	152000	Diagnostic Outlier
17	954300	0590	4/02	47000	QUIT CLAIM DEED DORRatio
17	954300	0650	5/01	159500	Diagnostic Outlier
17	954300	0695	3/01	139900	RELOCATION - SALE BY SERVICE
17	954300	0695	3/01	139900	RELOCATION - SALE TO SERVICE
18	322104	9011	7/01	210000	Diagnostic Outlier
18	332104	9082	5/02	225000	SEGREGATION AND/OR MERGER;
18	387654	0850	4/02	143200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	715340	0170	1/02	204000	UnFinArea
18	715340	0270	11/01	64306	STATEMENT TO DOR DORRatio
18	721265	0540	12/02	164289	Diagnostic Outlier
18	721265	0640	7/02	318822	EXEMPT FROM EXCISE TAX
18	721265	0850	6/01	92389	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
18	721265	1030	3/02	213000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	721265	1220	6/02	189000	STATEMENT TO DOR
18	721265	1550	11/01	246750	RELOCATION - SALE BY SERVICE
18	721265	1550	11/01	246750	RELOCATION - SALE TO SERVICE
18	721265	1590	5/02	241733	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	721265	1640	1/01	194144	EXEMPT FROM EXCISE TAX
18	721265	1640	5/01	210000	QUESTIONABLE PER SALES IDENTIFICATION
18	721265	1660	7/01	244500	RELATED PARTY, FRIEND, OR NEIGHBOR
18	721265	2130	8/02	225000	RELOCATION - SALE TO SERVICE
18	721266	0140	3/01	68104	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	721266	0370	9/01	185000	RELOCATION - SALE BY SERVICE
18	721266	0370	7/01	185000	RELOCATION - SALE TO SERVICE
18	721266	0550	8/01	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	721266	0810	5/02	227000	RELOCATION - SALE BY SERVICE
18	721266	0810	5/02	227000	RELOCATION - SALE TO SERVICE
18	721266	0890	2/02	3920	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
18	800020	0010	3/01	2000	DORRatio
19	074400	0010	9/02	202950	%Compl ActivePermitBeforeSale>25K
19	074400	0060	8/02	212000	%Compl ActivePermitBeforeSale>25K
19	074400	0110	9/02	195375	%Compl ActivePermitBeforeSale>25K
19	074400	0140	10/02	205950	%Compl ActivePermitBeforeSale>25K
19	215490	0120	3/02	179500	RELOCATION - SALE BY SERVICE
19	215490	0120	3/02	179500	RELOCATION - SALE TO SERVICE
19	215490	0130	6/01	69375	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
19	236680	0025	7/01	136150	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	242470	0040	6/02	207500	RELOCATION - SALE BY SERVICE
19	242470	0040	6/02	207500	RELOCATION - SALE TO SERVICE
19	255751	0050	5/02	121000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE

Improved Sales Removed from this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					TAX
19	255751	0090	9/02	59204	DORRatio
19	335340	0135	6/01	125000	Diagnostic Outlier
19	335340	0216	12/01	130000	BANKRUPTCY - RECEIVER OR TRUSTEE
19	335340	0270	2/02	130000	Diagnostic Outlier
19	335340	0756	5/02	75000	Diagnostic Outlier
19	335340	1093	10/01	75522	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
19	335340	1505	7/01	157000	Diagnostic Outlier
19	335340	1515	12/01	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	335340	1585	10/02	92000	Diagnostic Outlier
19	335340	1765	12/02	169000	Diagnostic Outlier
19	335340	1775	7/02	48956	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
19	335340	2010	11/02	235000	ImpCount %Compl ActivePermitBeforeSale>25K
19	335340	2011	10/02	240000	%Compl ActivePermitBeforeSale>25K
19	335340	2012	11/02	235000	%Compl ActivePermitBeforeSale>25K
19	335340	2013	11/02	235000	%Compl ActivePermitBeforeSale>25K
19	335340	2014	11/02	239000	%Compl ActivePermitBeforeSale>25K
19	335340	2325	10/01	98000	Diagnostic Outlier
19	335340	2390	5/01	90000	BANKRUPTCY - RECEIVER OR TRUSTEE
19	335440	0400	10/02	140000	Diagnostic Outlier
19	335540	0007	9/01	160787	EXEMPT FROM EXCISE TAX
19	335540	0452	6/01	76050	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
19	335590	0006	6/02	63000	STATEMENT TO DOR DORRatio
19	335590	0380	6/01	115000	Diagnostic Outlier
19	335590	0380	10/02	129900	Diagnostic Outlier
19	335590	0455	7/02	65000	Diagnostic Outlier
19	335590	0580	8/02	150000	Diagnostic Outlier
19	335590	0605	5/01	150000	Diagnostic Outlier
19	335590	1020	12/02	129400	Diagnostic Outlier
19	359960	0270	11/01	158000	TRADE
19	379510	0010	11/02	249950	%Compl ActivePermitBeforeSale>25K
19	379510	0040	11/02	230950	%Compl ActivePermitBeforeSale>25K
19	424950	0080	7/01	63266	STATEMENT TO DOR DORRatio
19	570233	0100	11/01	179000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	570660	0170	6/02	130918	EXEMPT FROM EXCISE TAX
19	630610	0040	4/02	186000	RELATED PARTY, FRIEND, OR NEIGHBOR
19	776020	0020	3/01	139950	Diagnostic Outlier
19	809390	0340	7/02	46814	PARTIAL INTEREST (103, 102, Etc.) DORRatio
19	926540	0210	12/02	177000	RELOCATION - SALE TO SERVICE
19	930300	0010	8/02	153500	Diagnostic Outlier
19	935950	0100	5/01	169950	RELOCATION - SALE BY SERVICE
19	935950	0100	5/01	169950	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
15	152104	9046	9/20/02	255000	216493	N	N
15	242260	0061	6/25/01	42000	12500	N	N
15	375160	4073	7/17/02	55000	14580	N	N
15	404570	0090	7/3/02	85000	19760	Y	Y
15	506640	0243	7/12/02	107691	119644	N	N
15	506640	0559	4/6/01	59000	13000	N	N
15	606460	0182	12/31/01	270000	236530	N	N
15	946220	0075	3/1/02	27000	15601	N	Y
16	335340	4451	4/26/02	110000	65752	N	N
16	342104	9056	4/26/01	160000	39639	N	N
16	375060	0573	9/8/02	50000	50529	N	N
16	375060	0579	10/22/01	65000	50639	N	N
16	375060	0579	1/22/02	85000	50639	N	N
16	375060	4230	3/1/02	12000	6240	N	N
16	375060	4413	8/28/02	7000	4800	N	N
16	375060	5049	8/28/01	5000	4800	N	N
16	375060	5760	4/26/02	5000	4800	N	N
16	375060	5955	9/27/01	20000	13920	N	N
16	375060	6183	11/25/02	4000	4800	N	N
16	375060	6543	3/1/01	20000	14200	N	N
16	375160	0133	1/17/02	12000	17420	N	N
16	375160	0270	5/16/02	38000	47916	N	N
16	375160	0950	1/24/02	40500	19200	N	N
16	375160	1102	8/15/01	22000	17600	N	N
16	375160	1139	7/9/01	2000	4800	N	N
16	375160	1589	4/1/02	4900	4800	N	N
16	375160	2461	8/21/01	4000	4800	N	N
16	375160	2600	1/5/01	10000	19200	N	N
16	375160	2643	1/3/01	69500	35098	N	N
16	375160	3117	8/1/02	60000	9600	N	N
16	375160	3160	2/13/02	60000	9600	N	N
16	375160	4393	5/24/02	16800	19200	N	N
16	375160	4827	11/6/02	70000	33600	N	N
17	252104	9101	9/26/02	46000	13349	N	N
17	335640	6425	2/22/02	18000	6319	N	N
18	332104	9038	8/21/02	185000	82764	N	N
19	335340	1160	11/26/01	50000	23364	N	N
19	352104	9076	6/13/01	250000	114127	N	N
19	885600	3635	8/20/02	53000	16000	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
16	541210	0920	01/01	65000	DORRatio
16	375160	2643	01/01	8000	DORRatio
16	541210	0580	01/01	70000	DORRatio
16	375160	2253	01/01	51982	MOBILE HOME
16	541210	1130	02/01	63000	DORRatio
18	721265	2331	02/01	21500	GOVERNMENT AGENCY;DORRatio
16	342104	9014	03/01	57820	DORRatio
16	375060	0810	03/01	4000	PARTIAL INTEREST (1/3, 1/2, Etc.); 0
15	506640	0035	04/01	85000	QUESTIONABLE PER SALES IDENTIFICATION;
15	152104	9037	04/01	27000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	1365	05/01	8000	DORRatio
16	541210	1110	05/01	63000	DORRatio
16	375160	3843	06/01	25000	DORRatio
17	335640	5134	06/01	35000	DORRatio
16	375160	3117	07/01	12250	DORRatio
16	375060	4690	08/01	31000	RELATED PARTY, FRIEND, OR NEIGHBOR;
15	873260	0020	10/01	3650	DORRatio
15	375060	7275	12/01	3500	DORRatio
19	335340	1145	01/02	35000	STATEMENT TO DOR
15	234570	0290	01/02	87000	DORRatio
17	335640	2243	09/01	130414	CORRECTION DEED; EXEMPT FROM EXCISE TAX;
16	375160	3193	01/02	53250	DORRatio
15	926280	0263	01/02	150000	MOBILE HOME;
15	234570	0160	01/02	87000	DORRatio
15	234570	0250	01/02	87000	DORRatio
16	375160	3160	02/02	35000	DORRatio
15	403170	0170	02/02	85000	DORRatio
16	375060	4900	03/02	100000	DORRatio
17	335640	2243	04/02	117870	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	144510	0170	05/02	28500	PARTIAL INTEREST (1/3, 1/2, Etc.); DORRatio
15	375160	2866	06/02	25000	DORRatio
15	375160	4169	06/02	15000	DORRatio
15	375160	2876	06/02	25000	DORRatio
16	375160	0962	08/02	15000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	375060	7770	08/02	5000	STATEMENT TO DOR; DORRatio
15	614360	0255	08/02	375000	MULTI-PARCEL SALE
16	375060	3871	08/02	300000	DORRatio
16	335340	4491	08/02	40000	PARTIAL INTEREST (1/3, 1/2, Etc.)
16	375160	0713	09/02	50000	DORRatio
15	669930	0420	10/02	287950	New Imp Not Picked up
16	186493	0160	10/02	243800	DORRatio
19	335340	0430	10/02	188000	MULTI-PARCEL SALE
16	186493	0020	10/02	254442	DORRatio
16	352104	9018	11/02	56468	DORRatio
16	186493	0040	11/02	240950	DORRatio

Vacant Sales Removed from this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
16	186493	0240	11/02	272000	DORRatio
15	234570	0030	11/02	303000	New Imp Not Picked Up
15	332104	9096	12/02	190000	MULTI-PARCEL SALE
15	669930	0230	12/02	920000	MULTI-PARCEL SALE
15	726120	0140	12/02	250000	DORRatio